



Traditional and spacious family home..

Broombank, 216 Ayr Road, Newton Mearns, Glasgow, G77 6DR



Drawing room • Sitting room • Dining room • Kitchen
Utility room • WC • Downstairs bedroom with en suite
WC • 4 additional bedrooms • Shower room • Gardens
and garage

Directions

From Glasgow city centre head south along the M8 and take the M77 towards Ayr. Turn left at the Newton Mearns turn off and continue through roundabouts onto Crookfur Road. Continue to the end of Crookfur Road and turn right at the Parklands Hotel & Country Club onto Ayr Road. Continue along Ayr Road and Broombank is on the right hand side.

Situation

Broombank is a traditionally built sandstone villa set in a prime location and surrounded by carefully tended mature, mainly lawned gardens.

The affluent suburb of Newton Mearns is characterised by a wide range of individually designed detached family homes and lies approximately 10 miles to the south of the city centre, with the M77 providing commuter routes to the central belt of Scotland and Ayrshire. Newton Mearns has a variety of local golf, tennis and bowling clubs and there are a number of primary and secondary schools within easy reach including the private schools of Glasgow: Belmont House School, Hutchesons' Grammar School and Glasgow and Kelvinside Academies. Newton Mearns has a Waitrose and The Avenue Shopping Centre which includes Marks and Spencer.

There is a wide selection of local independent shops, restaurants, healthcare facilities, Eastwood Theatre, a swimming pool, Parklands Country Club and several challenging golf courses including Whitecraigs and East Renfrewshire.

Glasgow was designated the European City of Culture in 1990 and offers numerous cultural centres including the newly refurbished Kelvingrove Art Gallery and Museum, the new transport museum, science centre and Pollok Park which was voted European Park of the Year 2009. Glasgow is widely regarded as one of the UK's leading retail cities, boasting many shopping complexes including Silverburn, Braehead, Buchanan Galleries, the Italian Centre for designer labels and Princes Square.





Description

Broombank is a well proportioned and elegant sandstone detached villa occupying a premier position within Newton Mearns and surrounded by carefully tended mature mainly lawned gardens with a substantial double garage. The accommodation on the ground floor comprises an entrance vestibule, welcoming reception hallway, drawing room with bay window to front, sitting room with French doors leading to the garden, a formal dining room, modern fitted kitchen with a fine range of base and wall mounted units with utility room and downstairs cloakroom / WC. To the south side of the property there is a small annexe incorporating a bedroom with en suite toilet and wash hand basin; a separate door leads to the annexe from the front of the property. The first floor accommodation comprises four well proportioned double bedrooms and a family shower room with modern suite.

Important note: We wish to inform prospective buyers of this property that the seller is related to an employee of Savills.

Local Authority

East Renfrewshire Council

EPC Rating

Band F

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills - 0141 222 5875

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





216 Ayr Road
Gross internal area (approx) 189.5 sq. metres (2040.1 sq. feet)

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