



Apt 2/1 Kingsland Gardens, Broompark Drive, Newton Mearns

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Situation

Kingsland Gardens is located in the heart of the Broom Estate residential pocket of Newton Mearns adjacent to Broom Burn duck pond.

The Broom Estate displays many individual properties from the pre and post war era, developed by Mactaggart and Mickel Homes and has matured into one of the most sought after and prestigious areas to live within Newton Mearns.

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and the Glasgow Southern Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick International Airports. There are regular train and bus services to Glasgow, East Kilbride and the beautiful Ayrshire coast.

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants, including The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose, Aldi and Tesco Metro. Broomburn Park and local shops at the Broom are both just a short walk away.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Williamwood, Whitecraigs and Cathcart Golf Clubs and Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.













Description

A fabulous and particularly spacious duplex apartment situated within this exclusive and private residential development by award winning Westpoint Homes (2016), located within the heart of the desirable Broom Estate residential enclave of Newton Mearns.

Set within well kept landscaped resident's grounds, this particular apartment, one of only twelve apartments, is one of the most spacious and luxurious apartments we have recently seen in the area in some time and one of the largest apartments in Kingsland Gardens.

Internally the property has been upgraded and redesigned by the present owner. The accommodation is formed over the second and first floors and is complemented by a high specification with beautiful bespoke finishes and extends to around 2,068 Sqft (192 Sqm), providing flexible accommodation comprising:

Secure controlled entry leads to a well-kept and illuminated welcoming communal carpeted entrance with elevator. This property is accessed on the second floor.

Second Floor: A spacious and welcoming reception hallway with travertine style flooring and good internal storage. Contemporary staircase to lower level.

An impressive and generous combined kitchen, dining and sitting room with a sit out balcony overlooking Broompark Drive. Comfortable family and dining space. Well appointed kitchen with island unit, complementary worktops and integrated appliances. Separate utility room with fitted units. Corner position drawing room/bedroom. Bedroom with custom built wardrobes. Stunning Shower room.

First Floor: Lower hall with good storage affording access to the principal bedroom suite.

Large principal bedroom with tree lined outlook and an attractive ensuite bathroom with separate walk in shower enclosure. Generous walk in dressing room, originally a further bedroom, with extensive bespoke wardrobes.

The property is complemented by under floor, gas central heating and double glazing. There is underground garaging affording parking for two cars with elevator access. Kingsland Gardens is set within well kept landscaped resident's gardens.

The new purchaser will benefit from the balance of the NHBC guarantee for peace of mind.

















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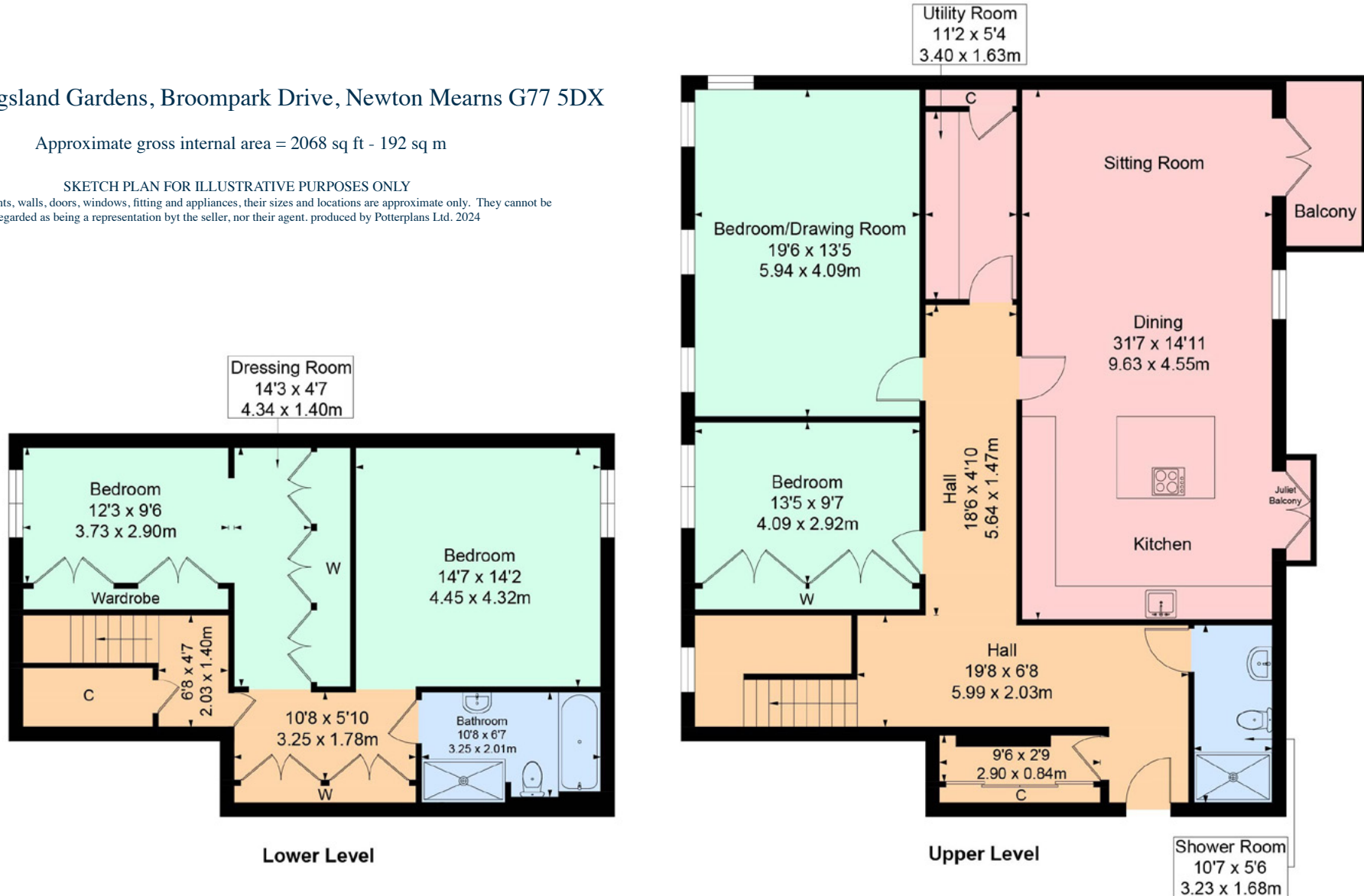


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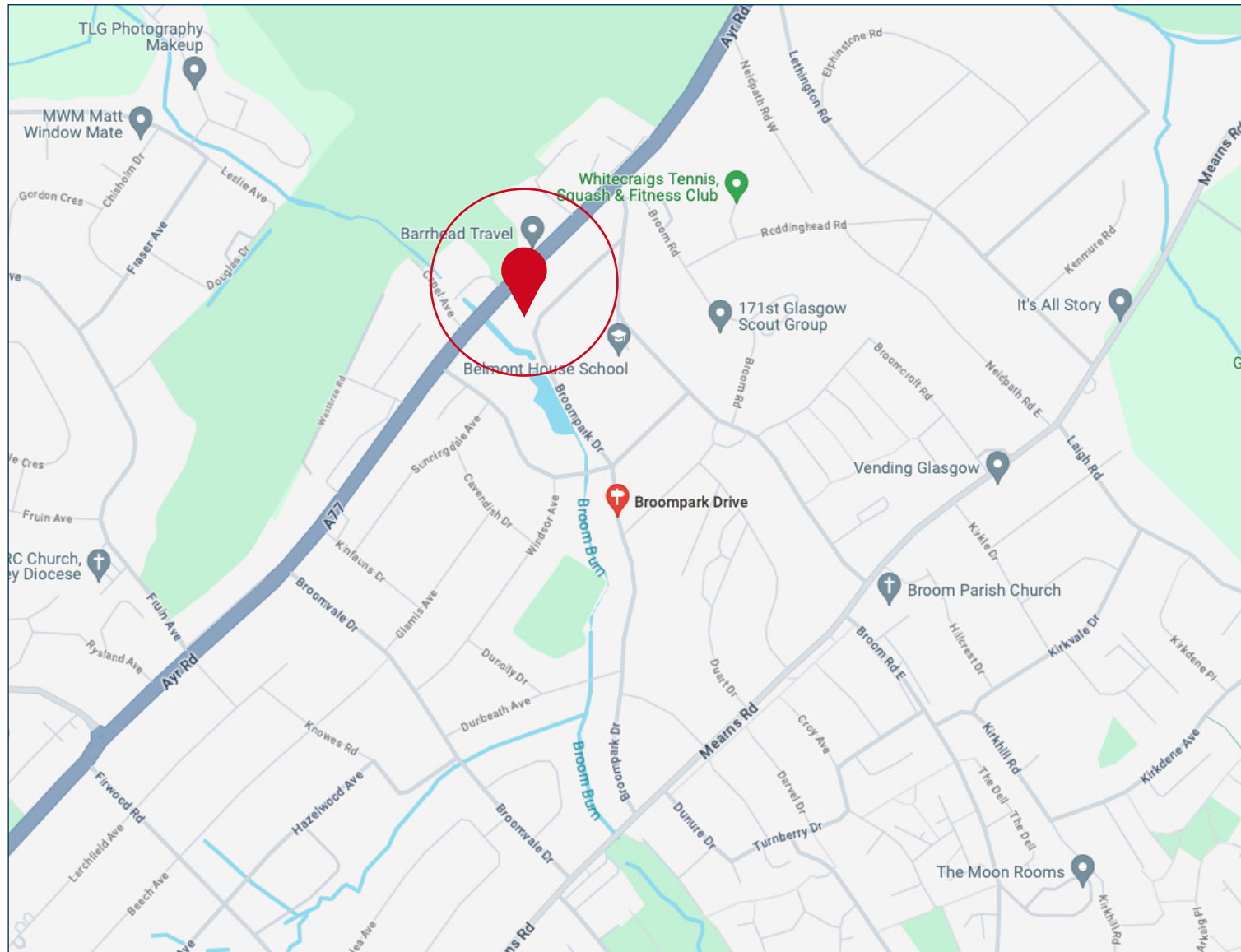
Approximate gross internal area = 2068 sq ft - 192 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent, produced by Potterplans Ltd. 2024



We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow
G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Council Tax Band: G

Fixtures and Fittings

Only items specifically
mentioned in the sale
particulars are included in the
sale price.

Energy Efficiency Rating

Band B

Services

The property will be supplied
by mains water, electricity,
gas and drainage. Gas central
heating.

Local Authority

East Renfrewshire Council
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference 3116