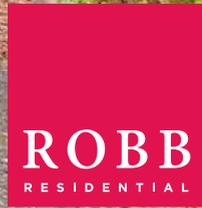




Flat 98, Castle Court, 49 Broomburn Drive, Newton Mearns

www.robbresidential.com







Flat 98, Castle Court

49 Broomburn Drive,
Newton Mearns, G77 5JE

Glasgow Airport 15.8 miles Glasgow City Centre 10.3 miles
Prestwick Airport 25.5 miles

An apartment in an established and sought-after residential location that requires complete upgrading and total modernisation.

Ground Floor:

Via security outer front door to welcoming entrance hallway. Outer front door, entrance hallway, bedroom 1, Bedroom 2, family bathroom, linen cupboard. Hallway storage cupboard, bedroom 3, formal sitting room, twin leaf doors to formal dining room, kitchen.

Gardens:

There are well cared for communal garden grounds which are mainly laid to lawn with various well stocked flower beds and shrubbery.

Parking:

There is ample on street parking available at the property.



Situation

Flat 98, Castle Court is located on a fine and prominent corner plot and benefits from a central setting within Newton Mearns which has a wide selection of amenities including shops, schools and transport services. Bus and rail services are close by, with the M8 central belt motorway network giving access to Glasgow City Centre. Additionally, Glasgow International Airport is in close proximity.

There is a wealth of retail, entertainment and other facilities within the locality, including food retail with The Avenue shopping mall at Newton Mearns has numerous high street multiples, a Marks & Spencer food-hall and the recently established Greenlaw Village includes a Waitrose store.

Newton Mearns is a friendly and welcoming community which benefits from some of Scotland's highest achieving primary and secondary schools including; Kirkhill, St Claire's and Calderwood Lodge Primaries, Mearns Castle & St Ninian's High Schools. Being only circa 9 miles from Glasgow City Centre with great commuter routes via the M77 & M8 Newton Mearns will forever be popular with professionals and families alike.

Leisure services within the district include a swimming pool, Whitecraigs rugby club, tennis and squash clubs, Parklands Country Club and David Lloyd Club.

As with most parts of Scotland, one is never too far from a golf course and Flat 98, Castle Court is no exception. Whitecraigs, Williamwood, Cathcart Castle, East Renfrewshire and Pollok are all within a few short minutes' drive. Additionally, the M77 conveniently leads south to some of the best known links courses in Scotland including Western Gales, Royal Troon and Prestwick.



Description

98 Castle Court is of pebbledash finish with brick relief under a tiled roof. Flat 98 is located on the ground floor within a three storey block with a total of six flats within it. The flat is laid across one easily managed level and requires complete modernisation and upgrading work.

Ground Floor

Via security outer front door to welcoming entrance hallway. Outer front door to entrance hallway, bedroom 1 with double fitted mirrored wardrobes, window to rear. Bedroom 2 with window to front gardens, family bathroom with overhead shower, linen cupboard. Hallway storage cupboard housing the electrical switch gear, bedroom 3 (currently set up as a home office) window to front gardens, formal sitting room with fireplace, bay window formation to front gardens, twin

leaf doors opening to formal dining room with window to rear gardens, kitchen with window to rear gardens.

Gardens

There are well cared for communal garden grounds which are mainly laid to lawn with various well stocked flower beds and shrubbery.

Parking

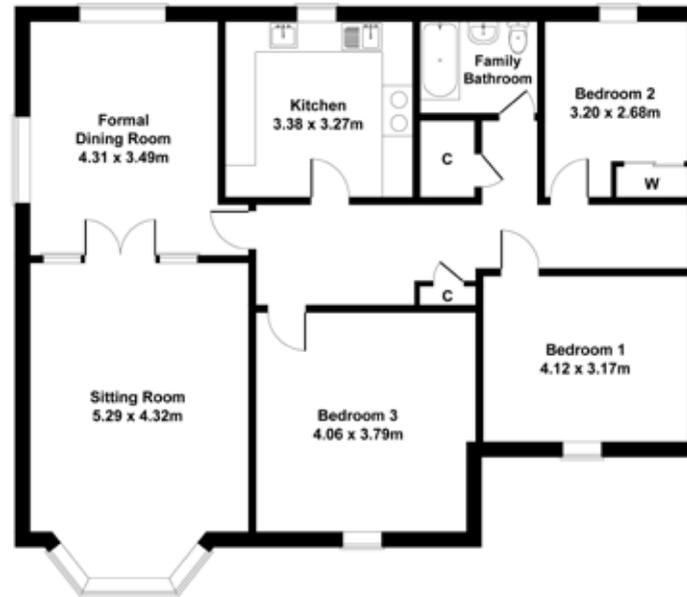
There is ample on street parking available at the property.





Floorplan

98 Castle Court, 49 Broomburn Drive, Newton Mearns



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



Local Authorities

East Renfrewshire Council, 0141 577 3001

EPC

EPC Band D

Services

Mains water supply, mains drainage, mains gas central heating, double glazing.

Note: The services have not been checked by the selling agents.

Council Tax

Flat 98, Castle Court is in council tax band E and the amount of council tax payable for 2022/2023 is £2338.95.

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.

2. The subjects will be sold subject to all rights of way, rights of

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 150 St. Vincent Street, Glasgow, G2 5NE. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended



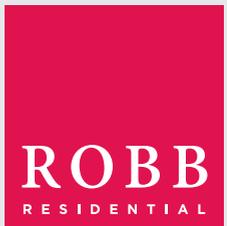
Travel Directions

From Glasgow city centre travel west on the M8 to junction 22 which leads onto the M77. Follow the M77 until junction 3. Exit junction 3 and turn left. Continue on the A727 for 1.4 miles to reach Eastwood Toll roundabout. Turn right at the roundabout onto Ayr Road (A77) continue on Ayr Road for about 2.1 to find Broomvale Drive on your left hand side, proceed along Broomvale Drive for until it meets Mearns Road, proceed across Mearns Road on Broomburn Drive, to find number 49 Broomburn Drive on the left hand side.

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken August 2022.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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Glasgow
G2 5NE

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Tel: 0141 225 3880