

lorimer homes

THE DIFFERENCE IS IN THE DETAIL

Broomgate

99 AYR ROAD, NEWTON MEARN

A LIMITED EDITION DEVELOPMENT OF ONLY 5 CONTEMPORARY
TWO BEDROOM EN-SUITE APARTMENTS.

EACH APARTMENT BENEFITS FROM INDIVIDUALLY DESIGNED
EUROPEAN KITCHENS BOASTING GRANITE WORKTOPS. ALSO
INCLUDING: VIDEO ENTRY, LIFT ACCESS, PRIVATE PARKING AND
FEATURE PRIVATE OUTSIDE SPACE...

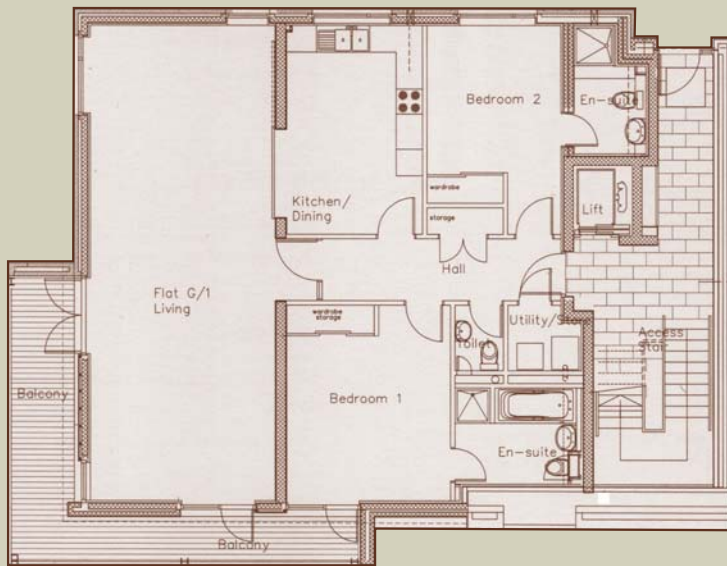


ONLY 2 LUXURIOUS APARTMENTS REMAINING

Exceptional inside and Out...



FOR FURTHER INFORMATION OR TO REQUEST A VIEWING
PLEASE CALL KNIGHT FRANK ON: 0141 566 0880

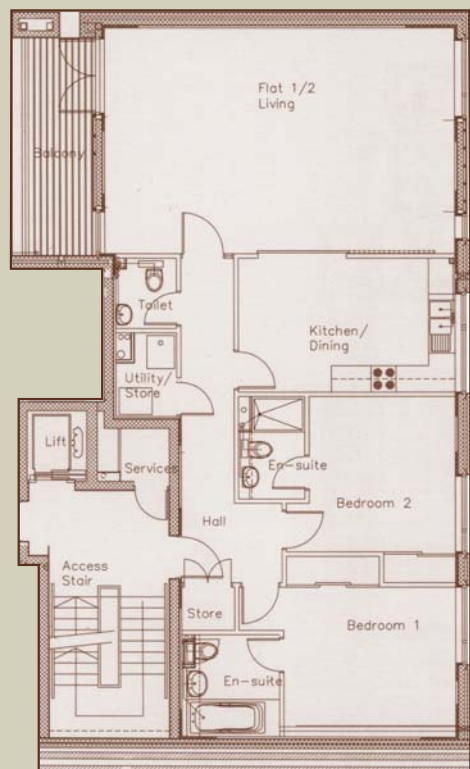


Apartment 1 - Ground Floor

Reception Hallway, stylish open plan living/dining area to front of the building with sliding partition to kitchen, master bedroom with en-suite, second bedroom with en-suite, cloakroom and store. French doors to wrap around deck from living/dining and master bedroom.

Ground Floor 121m² (1301sq.ft.)

Living/Dining	4.2 x 10.7m	13.8 x 35.1ft
Dining Kitchen	3.0 x 4.7m	9.8 x 15.4ft
Bedroom 1	3.7 x 4.4m	12.1 x 14.4ft - storage 1.4m ² (15sq.ft)
Bedroom 2	3.0 x 4.7m	9.8 x 15.4ft - storage 1.1m ² (12sq.ft)
Utility	1.5 x 1.7m	4.9 x 5.6ft
Hall	6.3 x 1.4m	20.7 x 4.6ft
Toilet	1.1 x 1.4m	3.6 x 4.6ft
General Storage	0.9m ²	9sq.ft

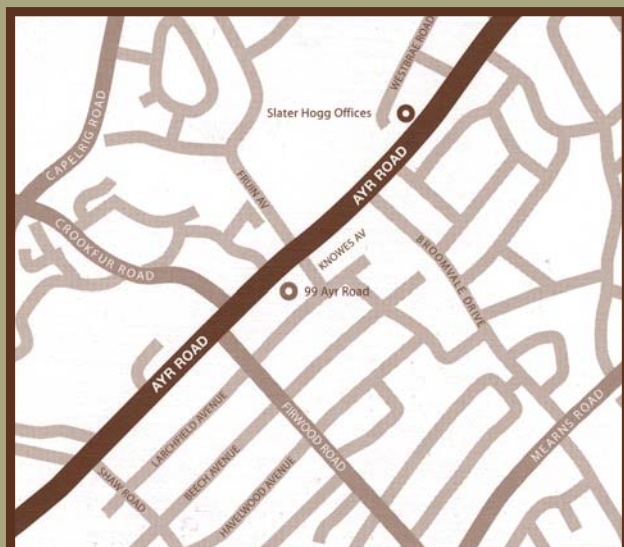


Apartment 3 - First Floor

Reception Hallway, stylish open plan living/dining area facing front of building with sliding partition to kitchen, master bedroom with en-suite, second bedroom with en-suite, cloakroom and store. French doors to wrap around deck from living/dining.

Ground Floor 123m² (1324sq.ft.)

Living/Dining	4.2 x 10.7m	13.8 x 35.1ft
Dining Kitchen	3.0 x 4.7m	9.8 x 15.4ft
Bedroom 1	3.7 x 4.4m	12.1 x 14.4ft - storage 1.4m ² (15sq.ft)
Bedroom 2	3.0 x 4.7m	9.8 x 15.4ft - storage 1.1m ² (12sq.ft)
Utility	1.5 x 1.7m	4.9 x 5.6ft
Hall	6.3 x 1.4m	20.7 x 4.6ft
Toilet	1.1 x 1.4m	3.6 x 4.6ft
General Storage	0.9m ²	9sq.ft



Broomgate - a stylish new development in Newton Mearns, with easy access to Glasgow city centre, yet offering all the benefits of the suburbs.

Broomgate Local Area:

- Whitecraigs Golf Course
- Whitecraigs Lawn Tennis & Squash Club
- Whitecraigs Train Station
- Rouken Glen Park
- Belmont House School
- The Avenue Shopping Mall
- Mearns Primary School
- Patterton Station
- Parklands Country Club