



Apt 16 Beechwood Lea, Baron Court, Thorntonhall

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Situation

Beechwood Lea is a stunning development of only 28 luxury apartments and penthouses by award winning Westpoint Homes, located in the prestigious suburb of Thorntonhall.

Thorntonhall is a quiet leafy village, located approximately 8 miles south west of Glasgow City Centre, characterised by substantial detached houses in a series of tree lined streets and cul-de-sacs and is recognised as one of Glasgow's premier residential addresses.

A regular train service runs from Thorntonhall to Glasgow Central Station and excellent shopping facilities can be found in East Kilbride (3 miles) and Newton Mearns (4 miles). There are several golf courses in the area and a selection of local health clubs. The James Hamilton Heritage Park and Calderglen Country Park is also within easy reach.

The neighbouring suburbs of East Kilbride, Clarkston and Newton Mearns are acknowledged for their standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

The M77/M8 provides commuter access to the City Centre, Glasgow Airport and along with the Glasgow Southern Orbital provides an excellent connection to the Central Scotland motorway network as well as south towards Ayrshire and Prestwick Airport.

Schooling can be found locally at South Lanarkshire Primary and Secondary schools. Private schooling is available on the Southside of Glasgow at Hutchesons' Grammar School, Belmont House, Hamilton College and Fernhill School.









Description

A particularly spacious two bedroom ground floor apartment with two allocated parking spaces and a generous private terrace situated within this exclusive and private residential development by Westpoint Homes, located in one of Glasgow's most coveted residential neighbourhoods.

A secure controlled entry system leads to a well-kept and illuminated communal entrance foyer with elevator access to all levels.

The accommodation extends to around 1,240 Sqft (115 Sqm) and comprises:

An impressive reception hallway with good storage. Spacious dual aspect sitting/dining room with sliding doors opening to a generous private terrace. Well appointed integrated kitchen with integrated appliances, island unit, LED under unit lighting, feature island extractor, and Silestone worktops and upstands. Generous principal bedroom suite with fitted wardrobes and a stunning ensuite bathroom with separate shower enclosure. Second double bedroom with fitted wardrobes. Utility cupboard. An attractive shower room completes the accommodation.

The property is further complemented by a high specification throughout, which includes two allocated parking spaces with an electric car charger point, gas central heating, double glazed windows, Porcelanosa tiling to the ensuite bathroom and shower room, and a security alarm system.

For added peace of mind, the property benefits from the balance of the NHBC Guarantee.









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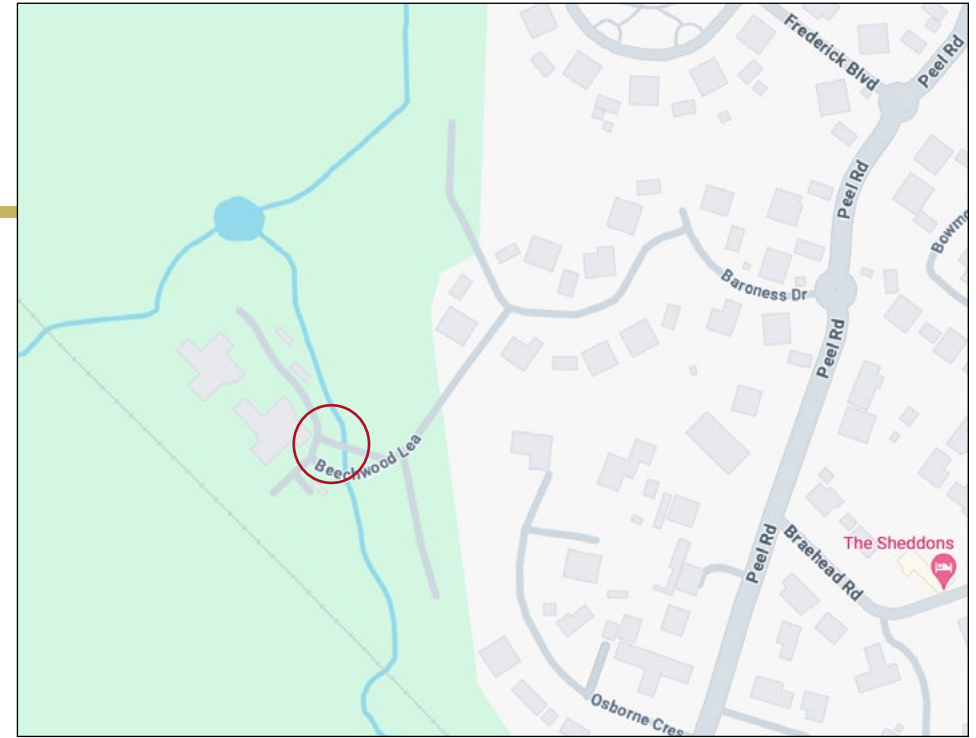
Approximate gross internal area
Apartment = 1240 sq ft - 115 sq m
Terrace = 499 sq ft - 46 sq m
Total = 1739 sq ft - 161 sq m



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.
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

South Lanarkshire Council
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

South Lanarkshire Council
Almada Street,
Hamilton,
South Lanarkshire, ML3 0AA
Tel: 0303 123 1015

Property Reference 3118

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