



75 Montgomery Street, Eaglesham

www.nicolestategents.co.uk



Nicol Estate Agents



GALERIE DE L'EMPEREUR
61, rue Bonaparte - Paris VI - Tél. 1.43.26.87.10



Roland Ouot
1897 - 1981
ŒUVRES CHOISIES
Exposition du 1^{er} Octobre au 18 Décembre 1993
Tous les jours de 10h30 à 12h30 et de 14h à 18h30
Ferme les Dimanche et Lundi matin





Nicol Estate Agents

Situation

The East Renfrewshire village of Eaglesham is steeped in history, from its ancient origins as a Christian centre, through castles and cotton mills, to its fame as the spot where Hitler's deputy Rudolf Hess landed in the Second World War. Many of the buildings within Eaglesham are listed and Eaglesham was designated Scotland's first outstanding conservation area in 1960.

Eaglesham is served by a renowned primary school, churches, a library and a wide variety of local services such as garage, shops, galleries and restaurants. For secondary education Eaglesham is in the catchment of the highly acclaimed Mearns Castle and St Ninians High Schools as well as being easily accessible for the numerous Glasgow private schools.

Clarkston and Newton Mearns are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Bonnyton, Williamwood and Whitecraigs Golf Clubs, several private bowling and tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Eaglesham is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. East Kilbride has an excellent range of local shops, Shopping Centre with cinema complex and the Kingsgate retail park only a short distance away.

Eaglesham enjoys easy access to the main Scottish motorway network that leads to all major arterial routes throughout Scotland and the South. The Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick airports. Rail travel, with regular service to Glasgow, is available from both Hairmyres in East Kilbride and Thorntonhall, each just a few minutes' drive from Eaglesham.







Description

Seldom available, a well presented three bedroom home overlooking The Orry, set within the historic conservation village of Eaglesham, close to local amenities.

A charming end terrace cottage, dating back to circa 1815, affording flexible accommodation arranged over two floors.

The accommodation comprises:

Ground Floor: Entrance hallway. Well presented sitting room with wooden beams and fireplace. Dining room on an open plan arrangement to the kitchen. Well appointed kitchen fitted with a full complement of wall mounted and floor standing units, complementary worktop surfaces and feature log burner. Access to rear gardens. Bedroom three, with fitted wardrobes and access to an ensuite shower room.

First Floor: Bedroom one with lovely aspects over the Orry. Bedroom two. Attractive house family bathroom with walk in shower enclosure and free standing bath.

The property is further complemented by gas central heating. Private rear garden and additional garden area, with expansive lawn.







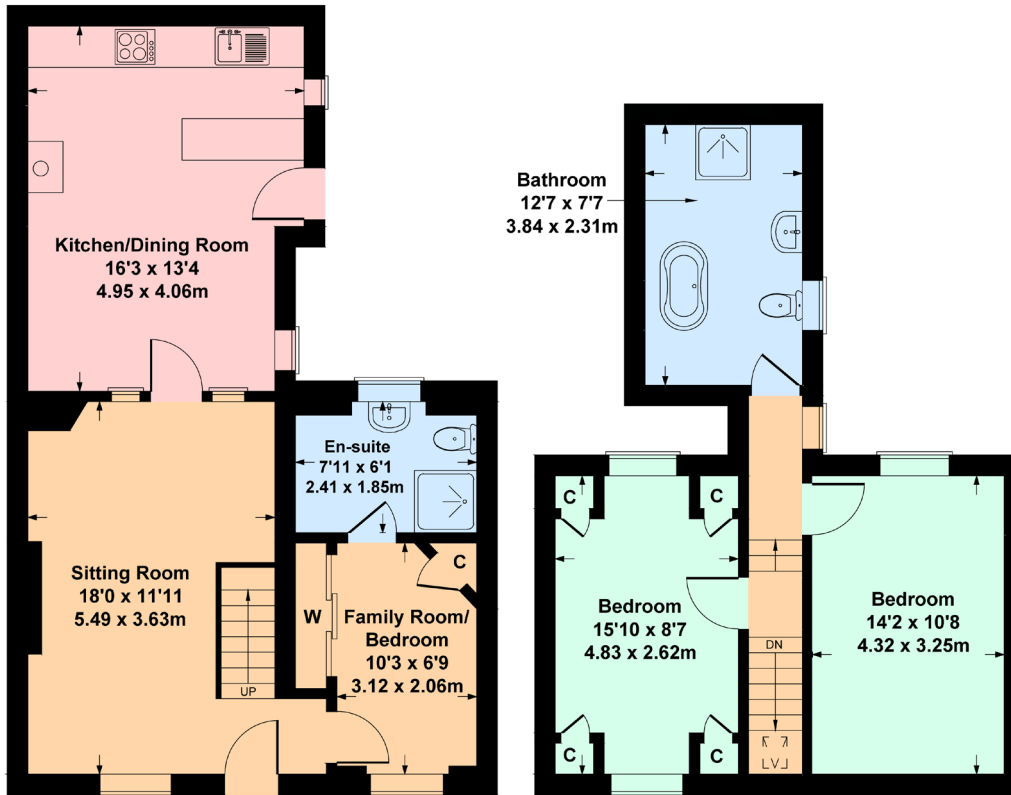
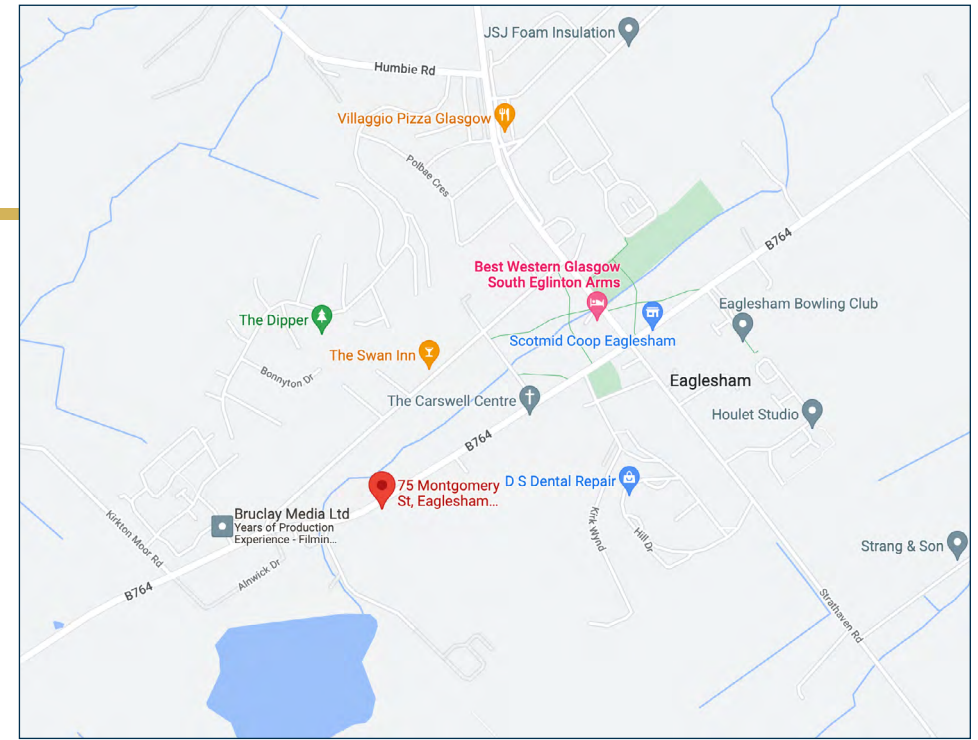


Nicol Estate Agents



75 Montgomery Street, Eaglesham G76 0AU

Approximate gross internal area 1039 sq ft - 97 sq m



GROUND FLOOR

FIRST FLOOR

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. 2023

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: D

Fixtures and Fittings

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

Energy Efficiency Rating

Band D

Services

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

Local Authority

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

Property Reference xxx

46 Ayr Road, Newton Mearns, Glasgow G46 6SA
T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

