



45 Ravenscourt, Thorntonhall

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## Situation

Ravenscourt was originally a grand house within the village, situated on a small hilltop and was built by Alfred McAlpine in the late 1980's.

Thorntonhall is a quiet leafy semi-rural village, located approximately 8 miles south west of Glasgow, 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. Calderglen Country Park is also within easy reach.

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











## Description

Seldom available, a well presented and spacious first floor two bedroom/ two public room apartment, located within the popular and exclusive Ravenscourt development, enjoying peaceful aspects over the attractive resident's grounds.

A secure controlled entry system leads to a well-kept and illuminated communal carpeted entrance with elevator access to all levels. The accommodation extends to approximately 1228 Sqft (114 Sqm) and offers flexible accommodation comprising:

Welcoming reception hallway with good internal storage. Well presented and generous sitting room with access to the private balcony. Separate dining room. Spacious and well appointed breakfasting kitchen with range of wall mounted and floor standing units, complementary worktop surfaces, glass splashback and a breakfasting bar. Principal bedroom with fitted wardrobes and an attractively refitted ensuite bathroom. Bedroom two, again a double. A shower room and utility cupboard completes the overall accommodation.

The property is complemented by its own secure garage, residents' parking, gas central heating and double glazing.

Ravenscourt boasts a private leisure centre which includes swimming pool, sauna, Jacuzzi, conservatory sunroom and fitness room.









FIRE EXIT

NO DIVING ALLOWED

SWIMMING POOL  
REGULATED BY THE HEALTH AND SAFETY EXECUTIVE  
AND THE ENVIRONMENTAL AGENCY  
AND CONTROLLED BY THE ENVIRONMENTAL AGENCY  
AND CONTROLLED BY THE ENVIRONMENTAL AGENCY







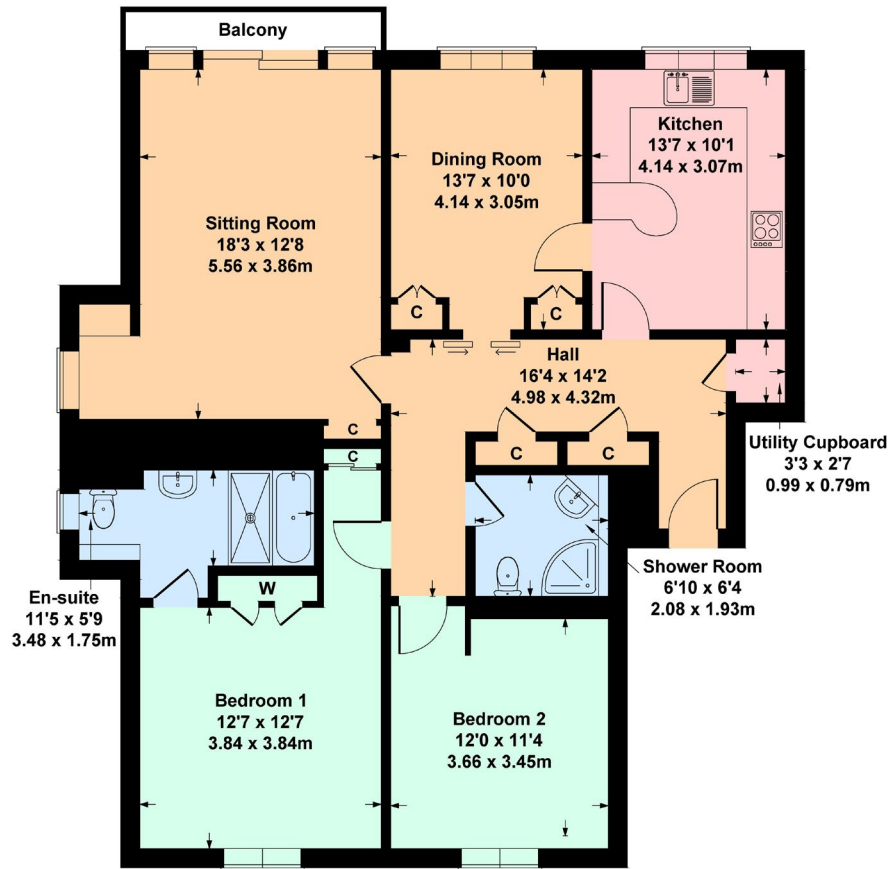


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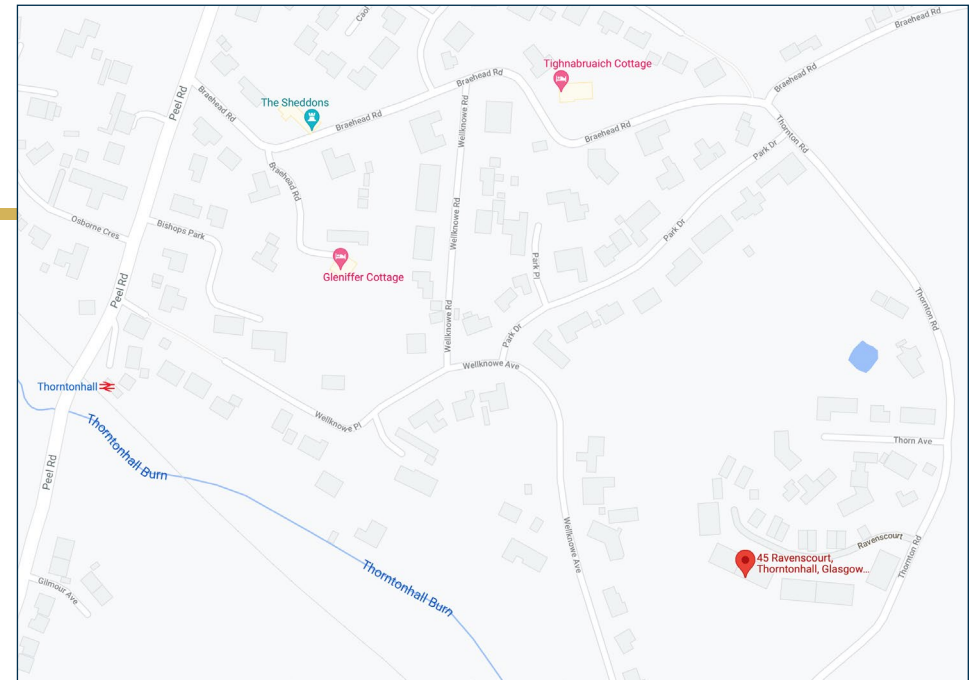
Approximate gross internal area 1228 sq ft - 114 sq m



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. 2021

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

South Lanarkshire 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

South Lanarkshire Council,

Almada Street,

Hamilton,

South Lanarkshire,

ML3 0AA

Tel: 0303 123 1015

Property Reference 2007

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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