



8A Montgomery Square, Eaglesham

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Situation

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.

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.

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 drive away.

Eaglesham enjoys easy access to the main Scottish motorway network that leads to all major arterial routes throughout Scotland and the South. The Glasgow 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 charming end terrace cottage, set within the historic conservation village of Eaglesham.

The accommodation comprises:

Ground Floor: Entrance Hall. Sitting/dining room. Well appointed and bright conservatory style kitchen fitted with a range complement of wall mounted and floor standing units and complementary worktop surfaces. Double bedroom with wardrobes. Useful boxroom/study. An attractive house family bathroom completes the internal accommodation.

The property is further complemented by gas central heating and double glazing. Garden sunroom/ studio which could be extended, subject to the relevant consents. Private garden.











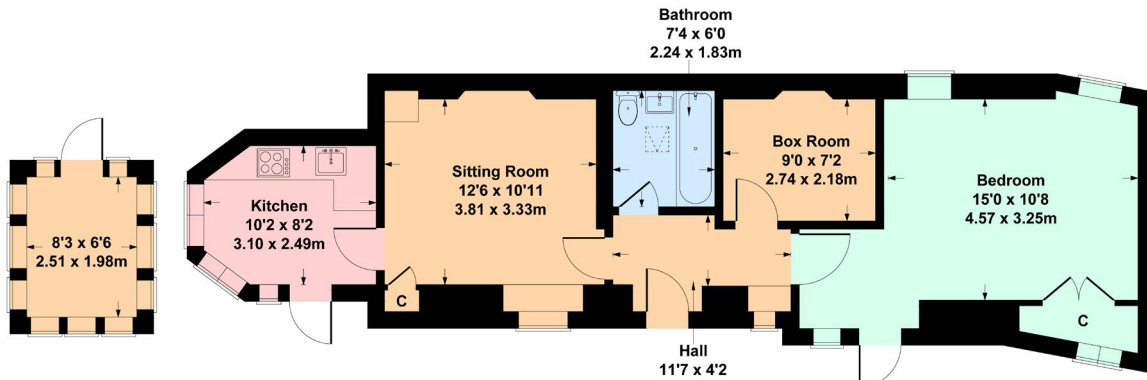
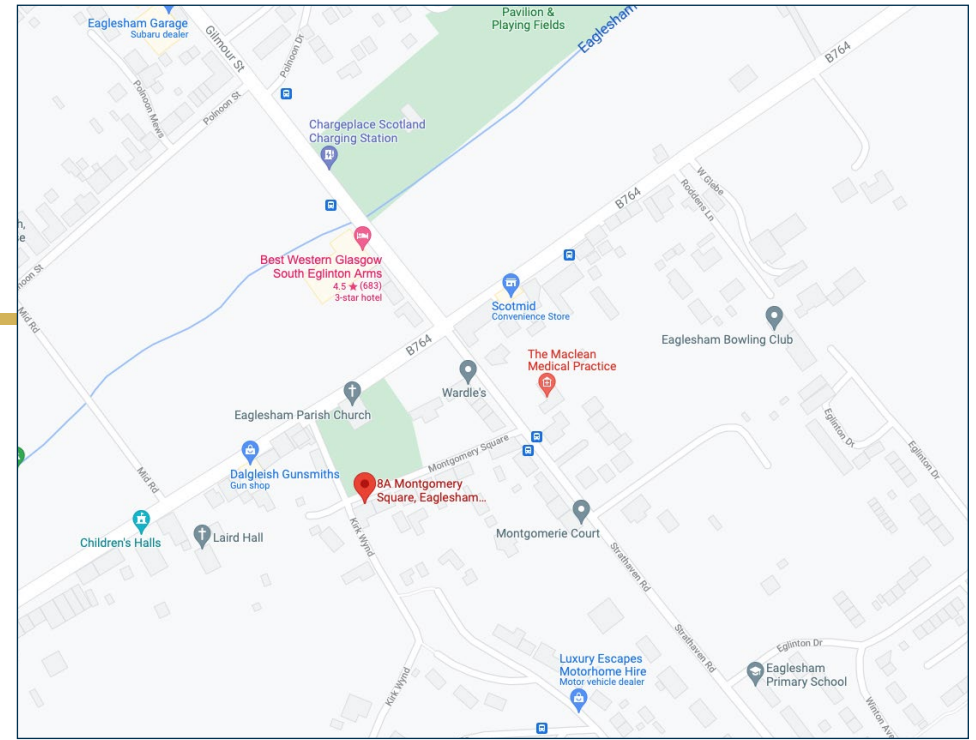


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8A Montgomery Square, Eaglesham G76 0AB

Approximate gross internal area
Main House = 671 sq ft - 62 sq m
Outbuilding = 54 sq ft - 5 sq m
Total = 725 sq ft - 67 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.

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 E

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

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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