



Penthouse, 29 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

An outstanding and particularly spacious three bedroom penthouse apartment with generous outdoor terrace space, situated within this exclusive and private residential development by Westpoint Homes, commanding picturesque views of the surrounding countryside, located in one of Glasgow's most coveted residential neighbourhoods.

Set within landscaped resident's grounds, this particular apartment is 'virtually brand new and has never been lived in and is one of the most spacious and luxurious apartments we have recently seen in the area, enhanced by some of the largest private terrace space in Glasgow.

A secure controlled entry system leads to a well-kept and illuminated communal entrance foyer with elevator access to all levels. Bright communal landing affording access to only two penthouse apartments

The accommodation extends to around 1894 Sqft (176 Sqm) with around 817 Sqft (76 Sqm) of private terrace outdoor space and comprises:

An immediately impressive 28' reception hallway with good storage. Double doors open to a light and spacious dual aspect sitting/dining room with sliding door screen opening to a generous 594 Sqft (55 Sqm) private terrace, enjoying a south westerly orientation and far reaching views over the surrounding countryside. Well appointed integrated kitchen with integrated appliances, island unit, LED under unit lighting, feature island extractor, waste disposal and Silestone worktops and upstands. Generous principal bedroom suite with walk-in closet, stunning ensuite bathroom with free standing bath and separate shower enclosure. Sliding door screen open to a second private terrace overlooking the surrounding area. Second double bedroom with fitted wardrobes. Third double bedroom with fitted wardrobe. Utility. An attractive bathroom with separate walk in shower enclosure, completes the accommodation.

The property is further complemented by a high specification throughout, which includes two allocated parking spaces, gas central heating, double glazed windows, triple glazed sliding door screens to both terraces, 5 Amp lighting circuits to both the sitting room and the principal bedroom, a security alarm system, Porcelanosa tiling and Amitico flooring in most rooms. Both terraces have composite decking with glass balustrading and one terrace also has a useful walk in external store.

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







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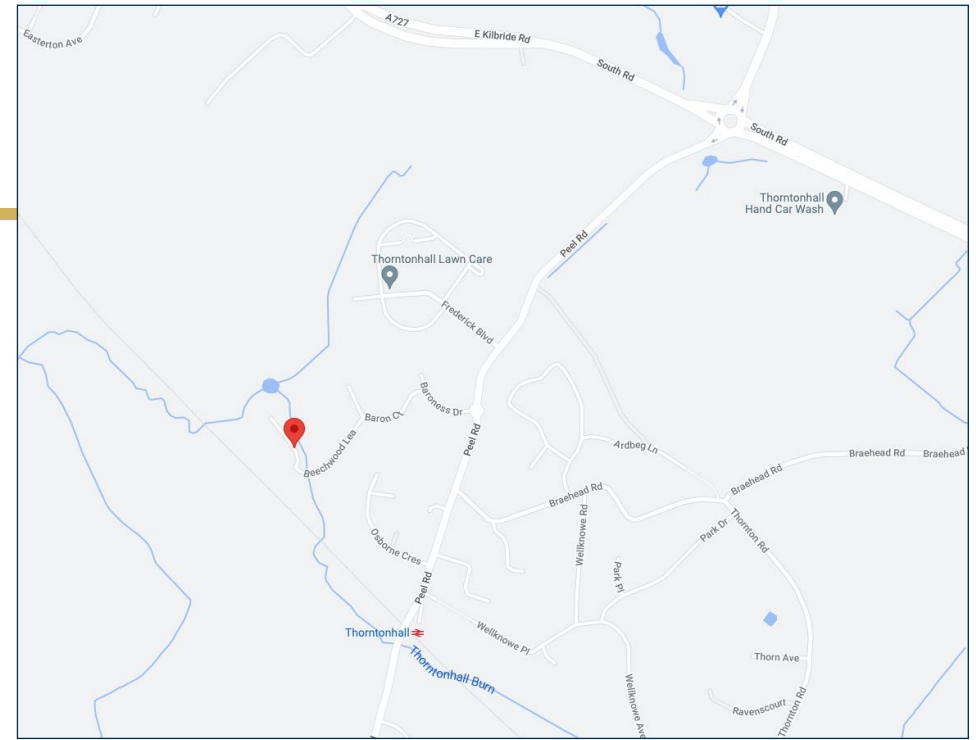
Approximate gross internal area  
Apartment = 1894 sq ft - 176 sq m  
Terrace 1 = 594 sq ft - 55 sq m  
Terrace 2 = 223 sq ft - 21 sq m  
Total = 2711 sq ft - 252 sq m



### 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. 2022

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 2089

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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