



1 Ardbeg Lane, Thorntonhall

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

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, Clarkston and Newton Mearns. 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

Seldom available, a well presented and spacious five bedroom split level detached villa By Cala Homes, set within this short cul de sac, only a short walk to Thorntonhall Train Station. Internally the property provides generous and flexible accommodation formed over three levels, well designed for family living and extending to around 3010 Sqft (280 Sqm) not including garage.

The accommodation comprises:

**Ground Floor:** Entrance vestibule. Welcoming reception hall with staircase to upper floor. Spacious dual aspect bay window drawing room with feature fireplace. Study. Cloaks and guest WC. Internal courtesy door to garage.

**Garden level:** Landing with French doors to garden and staircase to upper floor. Family room overlooking garden. Well appointed refitted dining kitchen with a full complement of wall mounted and floor standing units, integrated appliances, complementary worktop surfaces and island unit with integrated booth seating. Separate utility room.

**First Floor:** Large upper hallway with good storage cupboard. Principal bay window bedroom with fitted wardrobes and generous ensuite bathroom with twin vanities, walk in shower and bath. Bedroom two with fitted wardrobes and an ensuite shower room. Bedroom three with fitted wardrobes. Bedroom four with fitted wardrobes. Bedroom five with storage. The house bathroom with separate shower enclosure completes the accommodation.

The property is further complemented by gas central heating and double glazing. This property benefits from generous corner gardens, providing privacy and shelter, with terraces, enjoying southerly aspects at rear. The driveway provides off street parking and leads to a double integral garage.











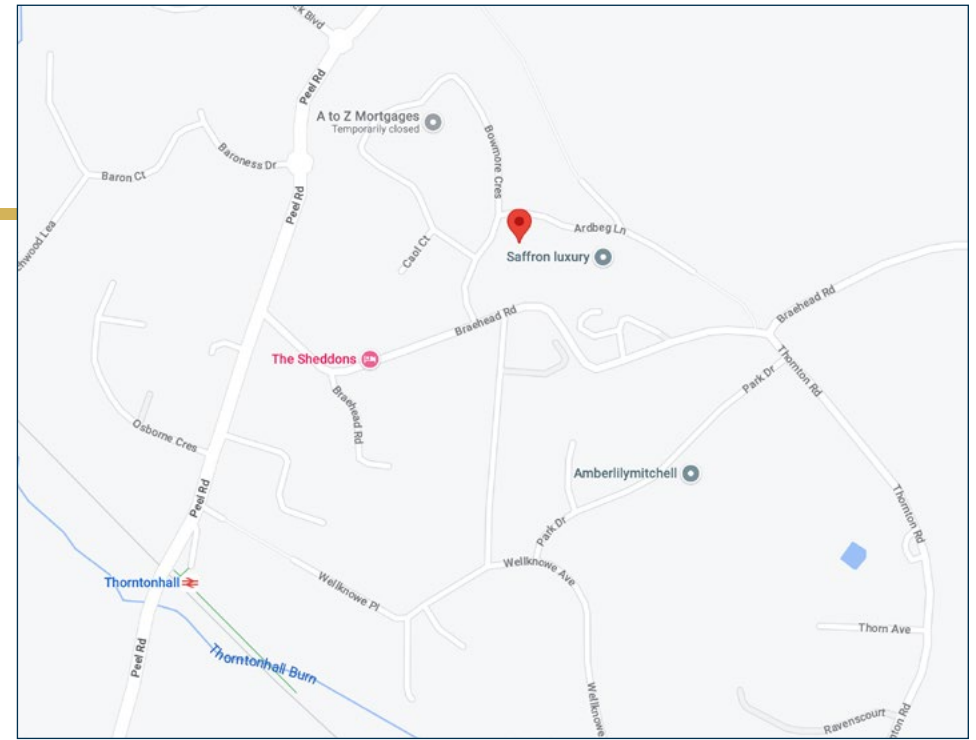


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## 1 Ardbeg Lane, Thorntonhall, G74 5DA

Approximate gross internal area  
Main House = 3010 sq ft - 280 sq m  
Garage = 432 sq ft - 40 sq m  
Total = 3442 sq ft - 320 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. 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

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 C

### 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 2897

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