



7 Ravenscourt, Thorntonhall

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## Nicol Estate Agents

### 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.









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## Description

Commanding expansive open views over the surrounding fields and countryside, which are arguably the best in Thorntonhall, this well presented and spacious second floor two bedroom/ two public room apartment is located within the popular and exclusive Ravenscourt development.

A secure controlled entry system leads to a well-kept and illuminated communal carpeted entrance with elevator access to all levels. The flexible accommodation comprises:

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

The property is complemented by its own secure garage with an electric door, residents' parking, gas central heating, double glazing and a loft providing additional storage.

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







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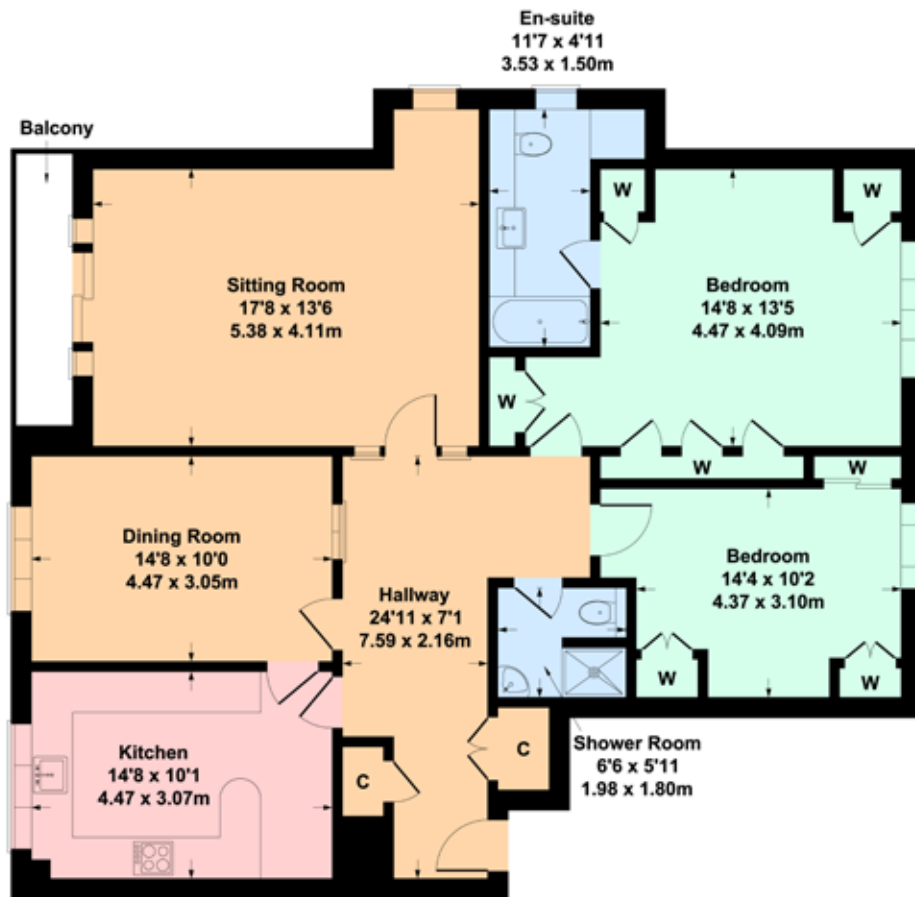


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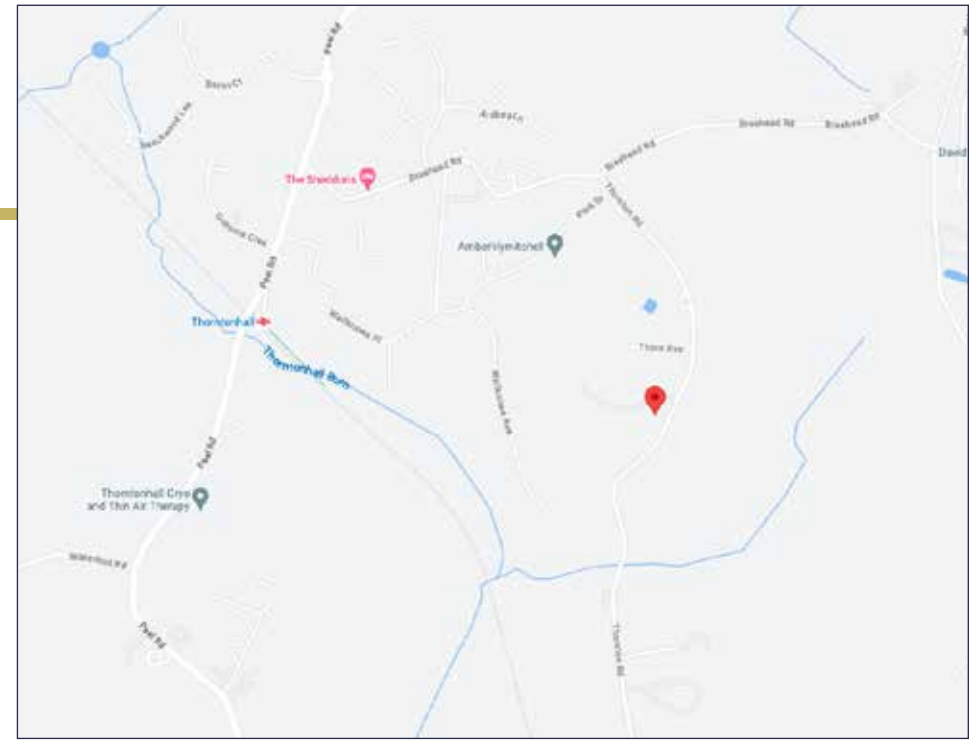
Approximate gross internal area 1296 sq ft - 120 sq m



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  
1 Helena Place  
Clarkston G76 7RB  
Telephone 0141 638 4541  
clarkston@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 CLA454

1 Helena Place, Clarkston G76 7RB

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