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6 Kingsland View, Farriers Way, Jackton G75 8WF



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Situation

Jackton is located close to the villages of Thorntonhall and the charming conservation village of Eaglesham.

East Kilbride an excellent range of local shops, Shopping Centre with cinema complex and the Kingsgate retail park only a short distance away. There are also excellent sports and recreational facilities in the immediate area including a selection of golf courses, Calderglen Park, Dollan Aquacentre and the James Hamilton Heritage Park. Both primary and secondary schooling are also available nearby.

Jackton enjoys direct access to the main Scottish motorway network that leads to all major arterial routes throughout Scotland and the South. The Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick airports in particular.

Rail travel, with regular service to Glasgow, is available from both Hairmyres in East Kilbride and Thorntonhall, each just a few minutes' drive from this Cala development.



Description

A beautifully presented Cala 'Dunbar' style four bedroom detached villa, set within sought after location, carefully upgraded and well maintained the by the current owners. Internally the complete accommodation extends to over 2200 Sqft, affording flexible and generously proportioned living formed over two levels.

Ground Floor: Entrance vestibule. Welcoming reception hall. Guest WC. Double doors open from hall to the spacious sitting room with fireplace. Separate dining room. Open plan family room to a well appointed breakfasting kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. The kitchen also gives access to the utility room. Courtesy door to garage.

First Floor: Bright and spacious upper landing with settle/study. Generous bedroom with extensive range of fitted wardrobes and ensuite bathroom with double shower enclosure. Second double bedroom en-suite shower room. Bedrooms three and four are serviced by the attractive house bathroom with separate shower.

The property is further complimented by gas central heating, double glazing and is protected by a security alarm system.

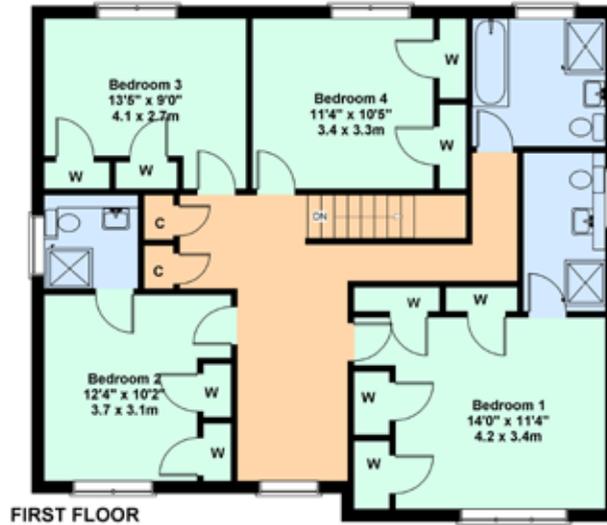
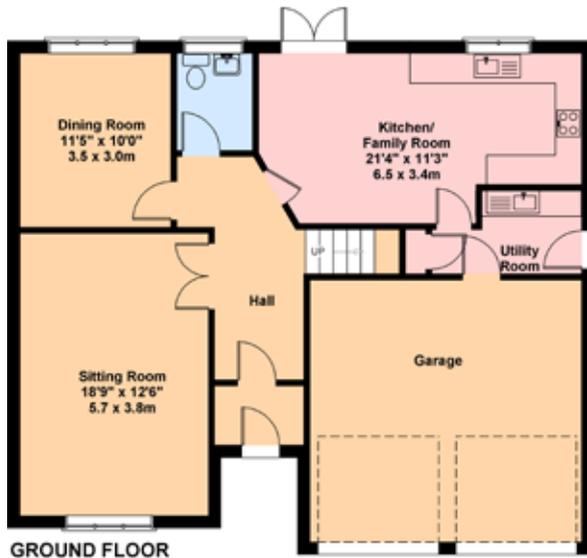
Well tended landscaped level gardens, upgraded by present owner, enclosed south westerly facing rear garden with large terrace ideal for entertaining. A monobloc driveway leads to an integral double garage.

The development is maintained by Greenbelt.

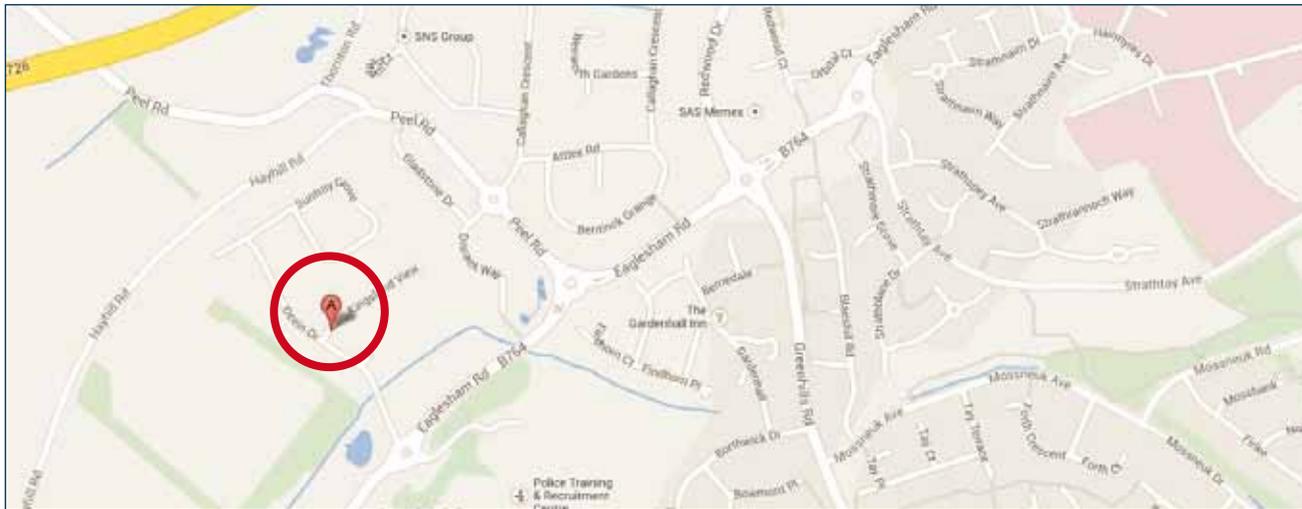


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Approximate gross internal area 2278 sq ft - 211 sq m



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk



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
Band G

Energy Efficiency Rating:

Band C

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

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

Solicitors

Property Reference

414

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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.



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