



Nicol Estate Agents

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291 Bonnyton Drive, Eaglesham G76 0NH



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Situation

Eaglesham is steeped in history with origins in the middle ages and has a medieval street plan including many picturesque properties. Many of the buildings within Eaglesham are listed and Eaglesham was designated Scotland's first outstanding conservation area in 1960. 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.

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 Parklands Country Club, Bonnyton, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and 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 within Newton Mearns. East Kilbride has an excellent range of local shops, Shopping Centre with cinema complex and the Kingsgate retail park only a short distance away.

Eaglesham enjoys easy 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 Eaglesham.

Description

Spacious two bedroom end terrace villa located within continually popular development close to village centre.

The accommodation comprises:

Ground Floor: Reception hall, bright and spacious sitting room, well-appointed kitchen fitted with a range of wall mounted and floor standing units and breakfasting bar. Generous conservatory overlooking front and rear gardens.

First Floor: Two bedrooms and a family bathroom.

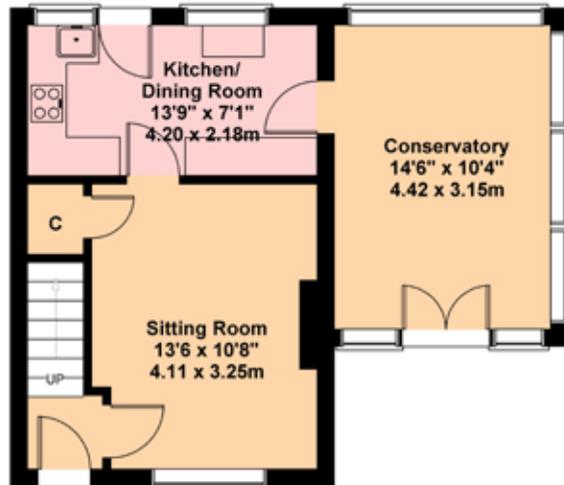
The property is further complimented by gas central heating and double glazing.

Well maintained lawn areas to front and back. Private off street parking located adjacent to rear garden.

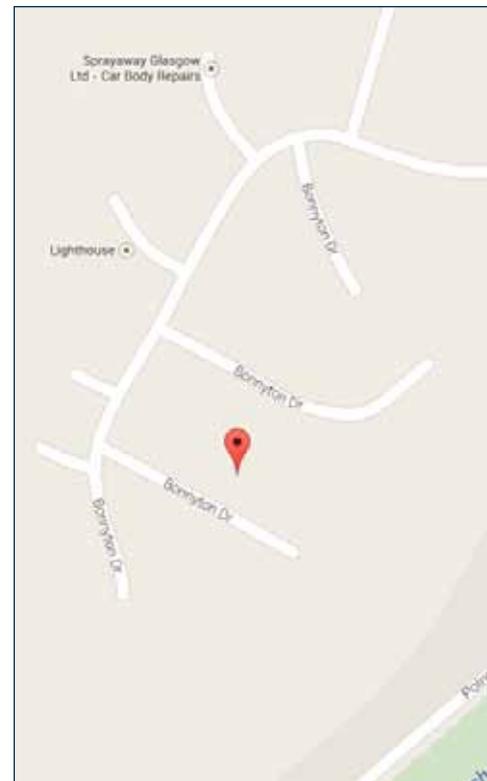
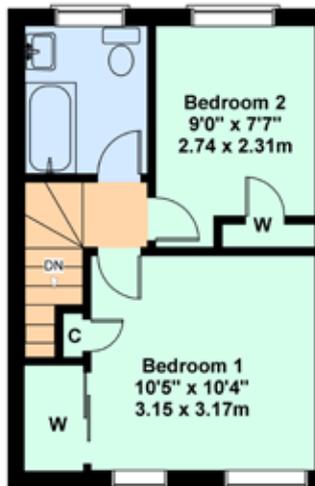


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Approximate gross internal area 745 sq ft - 69 sq m



GROUND FLOOR



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:C

Energy efficiency Rating

Band D

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 fired central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: 0141 577 3000

Property Reference

491

46 Ayr Road, Newton Mearns, Glasgow G46 6SA T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

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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