



The Christening House, 19 Polnoon Street, Eaglesham

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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, several private tennis clubs, as well as 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. 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 Glasgow Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick Airports. Regular bus and rail links (available from both Hairmyres in East Kilbride and Thorntonhall), only a short drive away.







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Description

A well presented and locally admired, four bedroom home in the heart of the village, overlooking The Orry, dating back to around 1770, set within extensive garden grounds.

The Christening House has been upgraded and well maintained by the current owners, extending to around 2075 Sqft (or 193 Sqm), retaining much original character and charm, affording flexible accommodation formed over two levels.

The accommodation comprises:

Ground Floor: Welcoming reception hallway allowing access to lower and upper accommodation, with feature fireplace incorporating a wood burning stove. Guest WC with cloaks storage. Spacious and well presented sitting/dining room with three windows overlooking the front of the property, towards The Orry, centred around a feature fireplace with wood burning stove.

Impressive, combined kitchen and family room overlooking the rear garden Well appointed refitted kitchen with a good range of wall mounted and floor standing units, integrated appliances and complimentary worktops. French doors provide access to the rear patio and gardens grounds. A useful refitted utility room and provides access to the side of the property.

First Floor: Bedroom one with fitted wardrobes and attractively refitted ensuite shower room with underfloor heating. Bedroom two. Bedroom three. Bedroom four/study. An attractively refitted house bathroom with twin vanities, rainfall shower over bath and underfloor heating completes the accommodation.

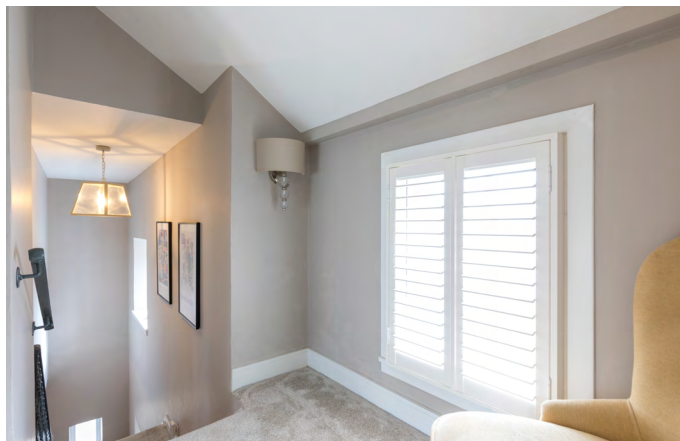
A particular feature of The Christening House is the extensive, well tended landscaped gardens, providing privacy and shelter, ideal for entertaining. A private patio connects to an extensive lawned garden with pergola. A shared driveway leads to a garage, providing storage and a gym area.





















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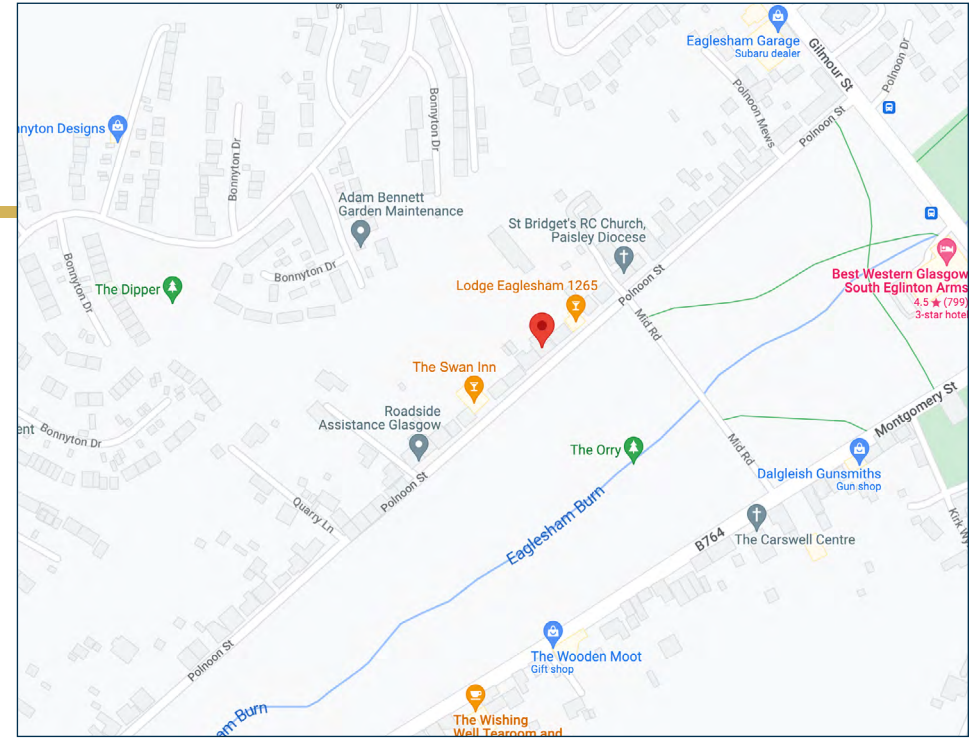
Approximate gross internal area 2,075 sq ft - 193 sq m



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

East Renfrewshire 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 D

Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

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

Property Reference 2850

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