



158 Bonnyton Drive, Eaglesham

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Nicol Estate Agents





## Nicol Estate Agents

### 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 bowling and 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 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. 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

Seldom available, a well presented and extended three bedroom/two public room end terrace villa, located within this continually popular development close to Eaglesham village centre.

The flexible accommodation comprises:

Ground Floor: Reception hall with store cupboard. Bright and spacious sitting room. Family/dining room, on an open plan arrangement to the kitchen. The kitchen is fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom three/ home office.

First Floor: Upper landing with storage cupboard. Two bedrooms and the house bathroom with three piece suite and shower over the bath.

The property is further complemented by gas central heating and double glazing. Generous corner garden grounds with garden storage. Garage, located to rear.





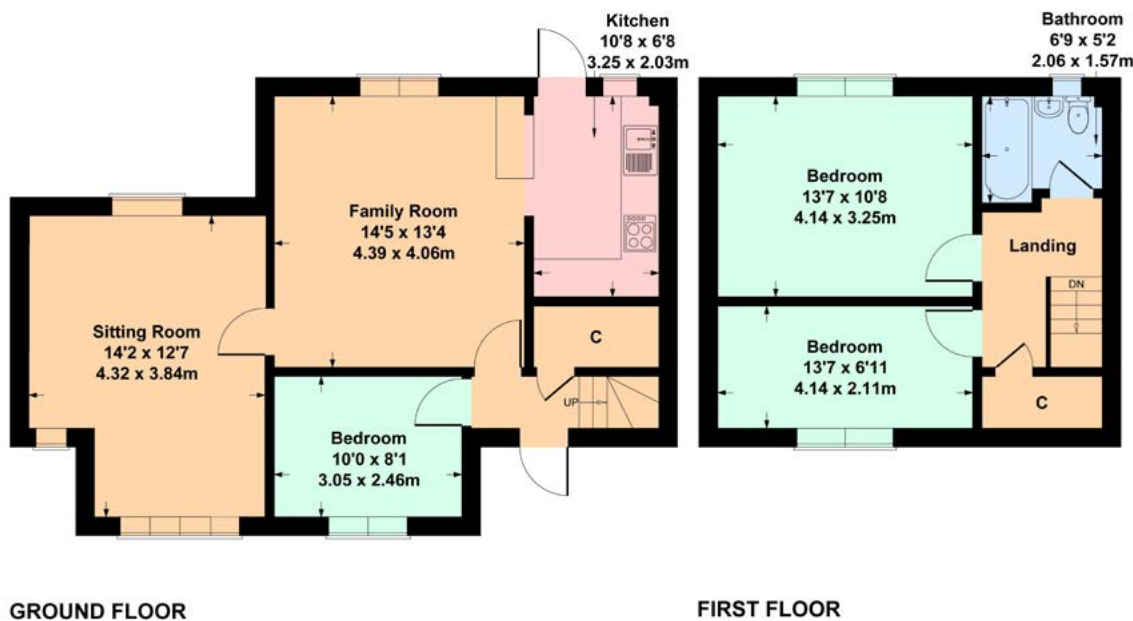


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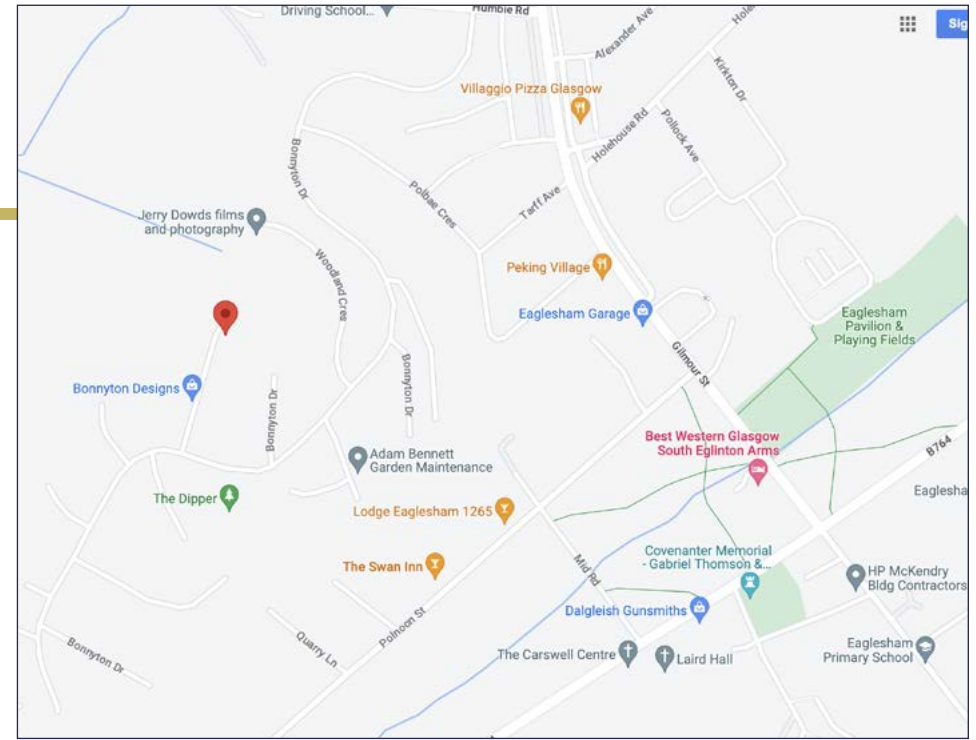
Approximate gross internal area 949 sq ft - 88 sq m



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: E

### 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 is supplied by mains water, electricity, gas and drainage and has gas central heating.

### Local Authority

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

### Property Reference 2925

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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