



23 Eaglesham Court, Hairmyres, East Kilbride

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents



Nicol Estate Agents

## Situation

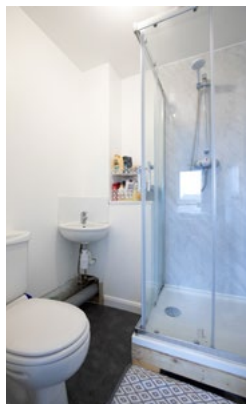
Hairmyres is located close to the villages of Jackton, Thorntonhall and the charming conservation village of Eaglesham.

East Kilbride offers an excellent range of local shops, including the St James Retail Park only a short distance away, the EK Shopping Centre with cinema complex and the Kingsgate Retail Park. 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 reputable primary and secondary schooling are also available nearby.

Hairmyres 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.

Rail travel, with regular service to Glasgow, is available from both Hairmyres in East Kilbride, just a few minutes' walk from this property.





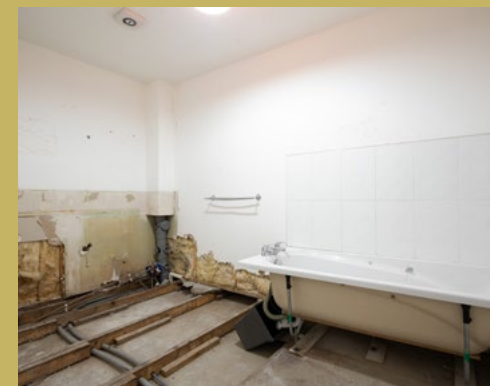
## Description

A two bedroom ground floor flat, set within this popular development, close to Hairmyres Train Station and Hairmyres Hospital.

The accommodation comprises:

Communal entrance hall and stairwell. Reception hallway with storage. Spacious sitting / dining room on an open plan basis to the kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one with ensuite shower room and fitted wardrobe. Bedroom two with fitted wardrobe. The bathroom, requiring refitting, completes the accommodation.

The property is benefits from gas central heating and double glazing. Residents parking.



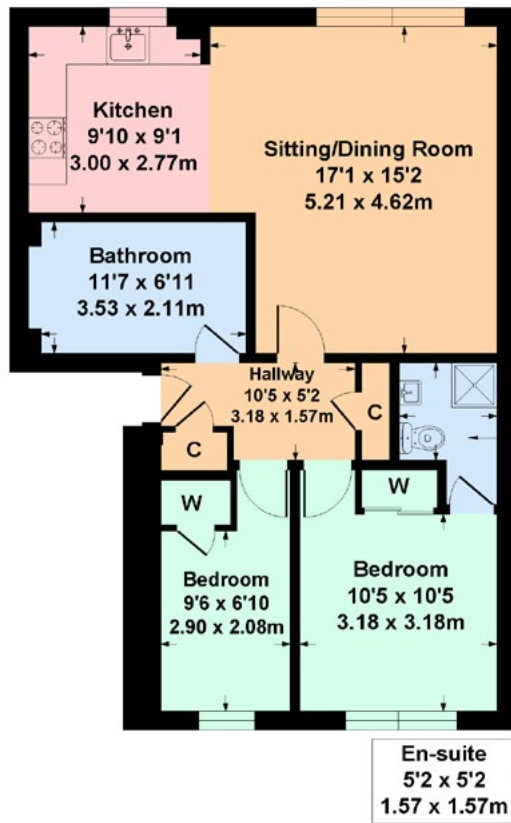


Nicol Estate Agents



23 Eaglesham Court, Hairmyres, East Kilbride, G75 8GS

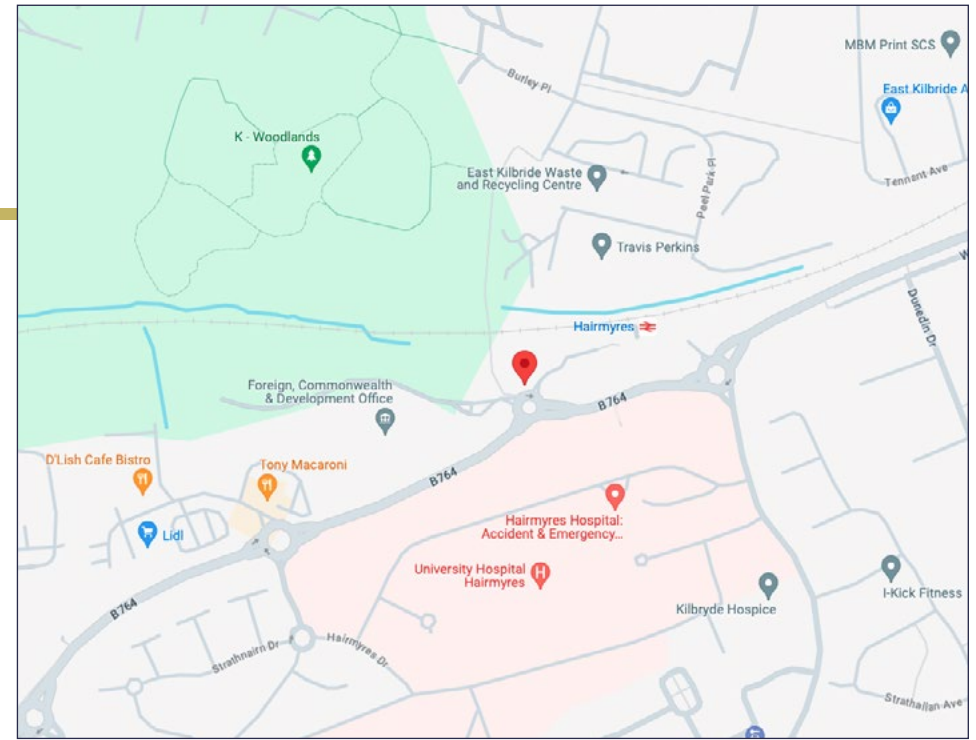
Approximate gross internal area = 761 sq ft - 71 sq m



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. 2024

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

South Lanarkshire Council  
Council Tax Band: D

### 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 and gas. Gas central heating.

### Local Authority

South Lanarkshire Council  
Almada Street,  
Hamilton,  
South Lanarkshire,  
ML3 0AA  
Tel: 0303 123 1015

Property Reference 3109

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

