



**5 Strathallan Gate, Hairmyres, East Kilbride, G75 8GW**

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## Situation

Hairmyres is located close to the villages of Jackton, Thorntonhall and the charming conservation village of Eaglesham. A popular choice for Glasgow commuters with its easy access to the motorway network and the train from Hairmyres Station takes you into Glasgow Central in under 30 minutes.

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. Glasgow City Centre is around a 30 minute drive from Hairmyres.











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## Property Description

A well presented and upgraded five bedroom/ three public/three bathroom detached villa within attractive landscaped gardens, situated in this popular development, close to Hairmyres Train Station and Hairmyres Hospital.

This home has been upgraded and well maintained by the current owners, offering all the advantages of a modern build property. The flexible and contemporary living space is arranged over three levels, ideally suited for family life.

The complete accommodation comprises:

**Ground Floor:** Entrance hall with staircase to upper floor. Well presented sitting/ dining room overlooking the front of the property. Fireplace and integrated wall and floor storage. Access to the conservatory, overlooking the rear garden. Well appointed upgraded kitchen fitted with a range of wall mounted and floor standing units, complementary worktop surfaces, and integrated appliances. Utility Room. Guest WC.

**First Floor:** The upper landing affords access to three bedroom and family bathroom. Principal bedroom with fitted wardrobes and an attractive ensuite shower room. Bedrooms two and three benefit from fitted wardrobes and are serviced by the stunning family bathroom, with separate walk in shower.

**Second Floor:** Landing. Bedroom four with fitted wardrobes. Bedroom five/ office.

The property is further complemented by gas central heating with a replacement boiler (2025) and a Nest Thermostat and double glazing

A particular feature of this home is the landscaped generous garden grounds. Well tended landscaped sunny gardens, providing privacy and shelter, ideal for entertaining. The rear garden is enclosed with a lawn and recently replaced terrace and pathways.

A Tarmac driveway provides off street parking for several cars and leads to an integral garage. EV Charger installed for added convenience.

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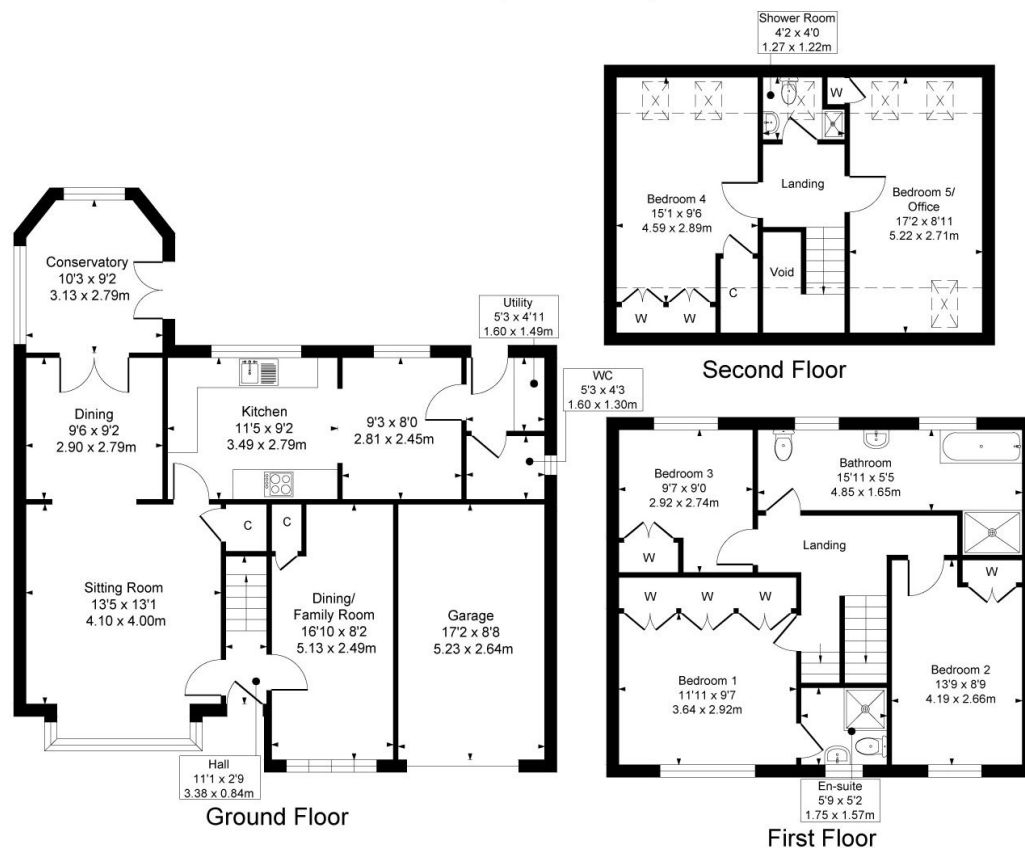






## 5 Strathallan Gate, East Kilbride

Approximate Gross Internal Area  
 Main House 1845 sq ft - 171.40 sq m  
 Garage 149 sq ft - 13.84 sq m  
 Total 1994 sq ft - 185.24 sq m



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### Viewing

By appointment through  
 Nicol Estate Agents  
 Newton Mearns

### Outgoings

South Lanarkshire Council.  
 Band F

### Fixtures & 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, gas and electricity. Gas central heating.

### Local Authority

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

### Property Reference

3580

**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. 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.

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