



4 Woodside Road, Carmunnock G76 9AE

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Situation

Carmunnock is the only remaining identifiable village within the City of Glasgow boundaries. It lies around five miles south of the city centre and is surrounded by green belt land. The old part of Carmunnock Village was declared a conservation area in 1970. The village of Carmunnock provides its own local shop, post office, coffee shop and renowned restaurant.

Busby and Clarkston, around 0.5 miles away, provide a broader range of excellent shopping facilities, supermarkets, restaurants and numerous recreational facilities. East Kilbride shopping centre provides an extensive range of shops, restaurants and supermarkets. Schooling can be found locally both at primary and secondary levels. 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.

Carmunnock is serviced by excellent road links which are situated close by giving easy access to Glasgow City Centre and East Kilbride. The Glasgow Southern Orbital, connects to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick Airports in particular.





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Property Description

Seldom available, a beautifully presented four-bedroom detached home on Woodside Road, located within the peaceful and highly sought-after conservation village of Carmunnock.

This spacious property offers an excellent family home, combining comfort, practicality and flexible living space throughout.

Ground Floor: The welcoming reception hallway immediately gives a sense of the home's generous proportions and leads to the main living areas. The bright and spacious sitting room enjoys an abundance of natural light and features a fireplace as a focal point, creating a warm and relaxing setting and enjoys views over the mature rear garden add to the sense of privacy and calm. The dining room connects to the family room affording flexible accommodation for both entertaining and family life. The family room provides direct access to the sunny patio and rear garden. The well-appointed kitchen is fitted with a range of base and wall-mounted units and integrated appliances. Bedroom four is generous and overlooks the front of the property and is positioned adjacent to the house bathroom.

First Floor: Upstairs, there are three further good size double bedrooms, with one benefitting from an ensuite shower room. Good storage within the eaves.

The property benefits from gas central heating, double glazing, a driveway and a detached garage,

Externally, the property features mature gardens to the front and rear, further enhancing the home's appeal.

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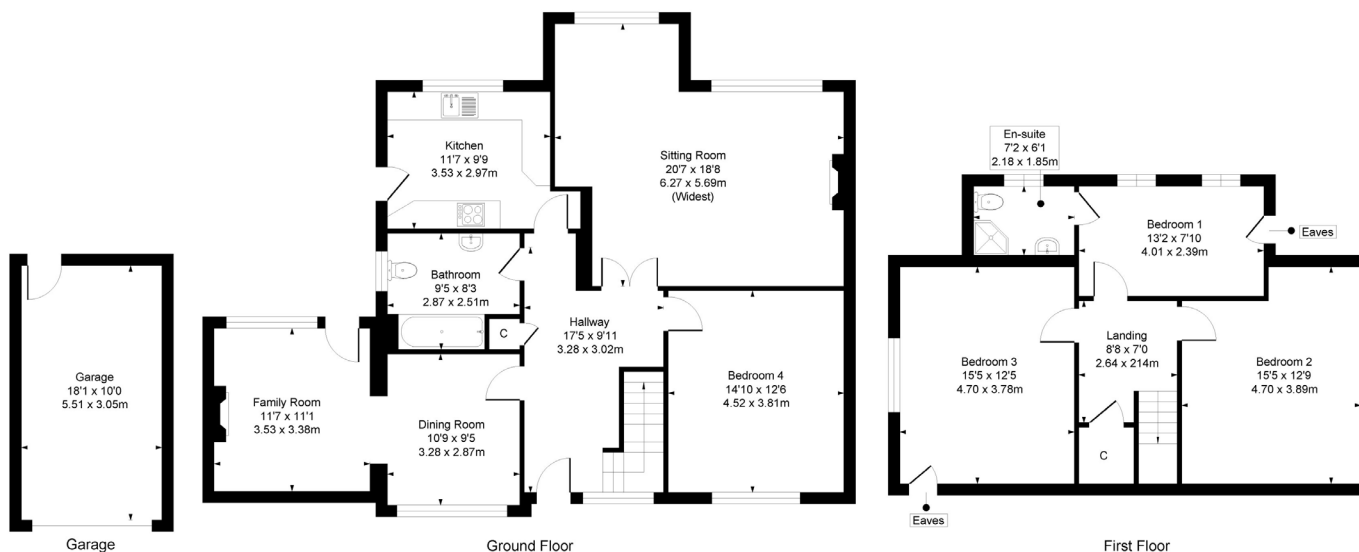






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Approximate Gross Internal Area
Main House 1751 sq ft - 162.67 sq m
Garage 181 sq ft - 16.81 sq m
Total 1932 sq ft - 179.48 sq m



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

Glasgow City Council
Band F

Fixtures & 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, gas and electricity. Gas central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU

Tel: 0141 287 2000

Property Reference

CLA 702

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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