



27 Orwell Wynd, Hairmyres, G75 8FZ

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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 four bedroom detached villa within attractive landscaped gardens, situated in this popular development, close to Hairmyres Train Station and Hairmyres Hospital.

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

The complete accommodation comprises:

Ground Floor: Welcoming reception hall with staircase to upper floor. Well presented sitting room. Dining room overlooking the rear of the property. Well appointed dining kitchen with a range of wall mounted and floor standing units, complementary worktop surfaces, and integrated appliances. Utility cupboard and guest WC.

First Floor: The upper landing affords access to four bedrooms and family bathroom. Principal bedroom with fitted wardrobes and an attractive en-suite shower room. Bedroom two also with en-suite and bedroom three and four benefit from fitted wardrobes.

The property is further complemented by gas central heating with 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 decking area. A Tarmac driveway provides off street parking.

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Viewing

By appointment through
Nicol Estate Agents
Clarkston

Outgoings

South Lanarkshire Council.
Band tbc

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band tbc

Services

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

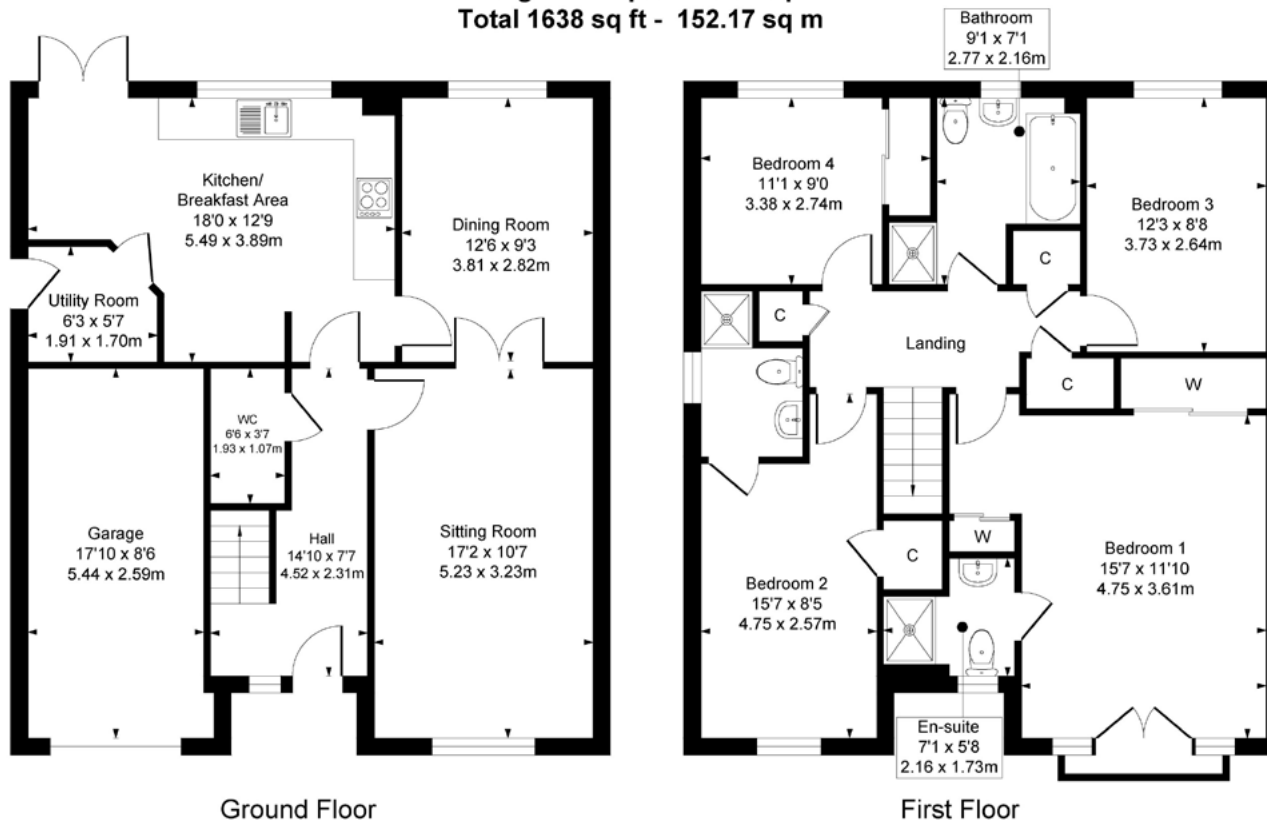
Local Authority

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

Property Reference

CLA703

Approximate Gross Internal Area
Main House 1485 sq ft - 137.96 sq m
Garage 153 sq ft - 14.21 sq m
Total 1638 sq ft - 152.17 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. 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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