



19 Pollock Avenue, Eaglesham G76 0HZ

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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 St James and Kingsgate retail parks are 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.









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Property Description

Seldom available, a stunning two bedroom semi-detached villa, located within this popular Conservation Village, close to Eaglesham Primary and the village centre, local shops and the Orry.

The accommodation is formed over two levels and comprises:

Ground Floor: Welcoming reception hall with and staircase to the upper accommodation. Spacious sitting/dining room, with feature fireplace, overlooking the front the property. Well appointed dining kitchen, fitted with a range of wall mounted and floor standing units and complementary worktop surfaces.

First Floor: Upper landing. Bedroom one overlooks the front. Bedroom two, to the rear. Both bedrooms are double sized. The refitted house bathroom with shower over bath completes the accommodation

The property further benefits from gas central heating and double glazing and well. A driveway with provides off street parking for a number of vehicles.



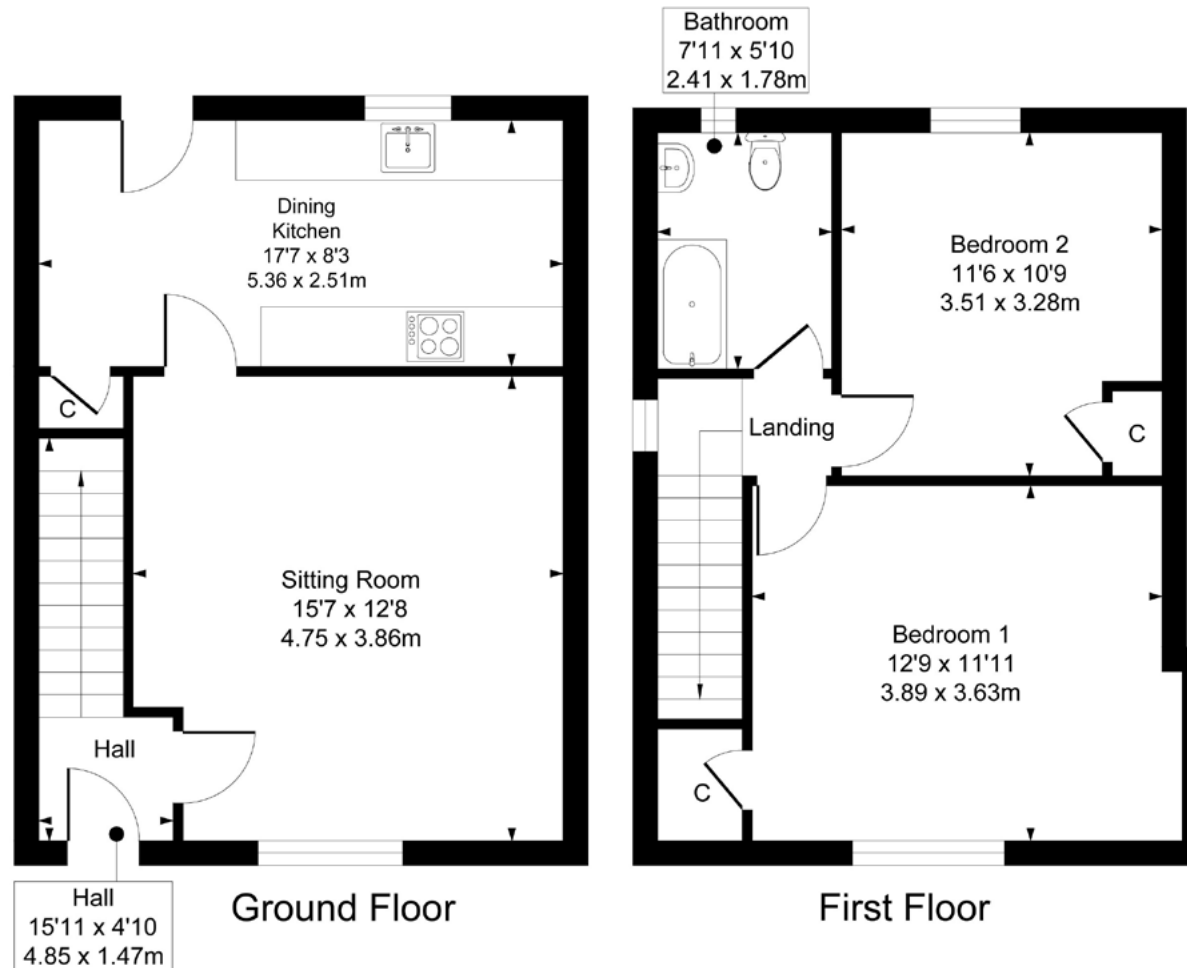
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Approximate Gross Internal Area
830 sq ft - 77.10 sq m



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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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band C

Fixtures & Fittings

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

Energy Efficiency Rating

Band tbc

Services

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

Local Authority

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

Property Reference

3664

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