



Apt 1/1, 9 Picketlaw Road, Eaglesham, G76 0BF

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Situation

Polnoon is situated on the western edge of Eaglesham village. Mactaggart & Mickel Homes spent many years planning an imaginative conservation area for tomorrow, by creating a range of beautifully designed, high specification, energy efficient homes in a village setting.

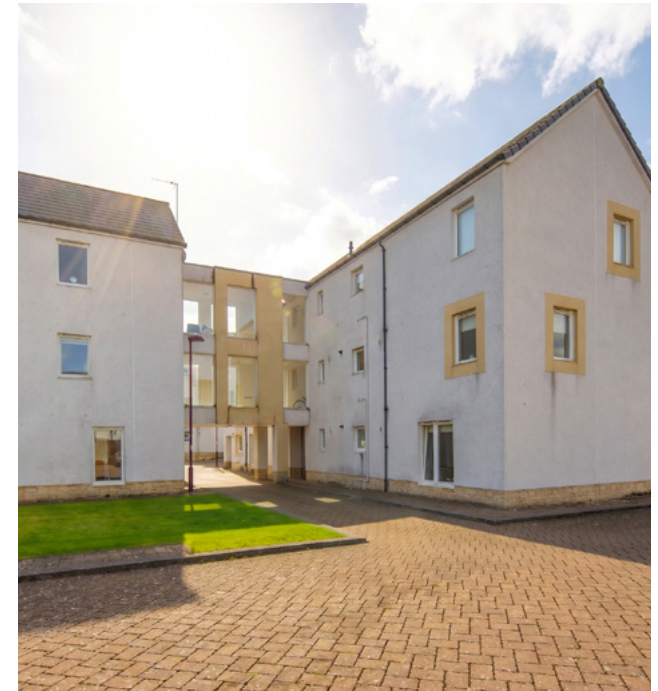
Eaglesham is steeped in history with origins in the middle ages and has a medieval street plan including many picturesque properties. Many of the buildings within Eaglesham are listed and Eaglesham was designated Scotland's first outstanding conservation area in 1960. Eaglesham is served by a renowned 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.

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, a number of private bowling and tennis clubs, and 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 The Greenlaw Village Retail Park within Newton Mearns. East Kilbride has an excellent range of local shops, Shopping Centre with cinema complex and the Kingsgate retail park 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

A beautifully presented two bedroom first floor apartment, with two allocated parking spaces, set within the much admired Polnoon residential development by Mactaggart & Mickel. This award-winning development is renowned for its thoughtful design, quality of construction and distinctive village-inspired setting.

The well-proportioned accommodation comprises:

Welcoming reception hallway with good storage. Bright and spacious sitting/dining room, providing an attractive and versatile space for both relaxing and entertaining. Well-appointed kitchen, fitted with a range of wall-mounted and floor-standing units, complemented by worktop surfaces. There are two well-proportioned double bedrooms. An attractive house bathroom, with shower over the bath, completes the accommodation.

The property is further complemented by gas central heating and double glazing.

Externally, the apartment benefits from two allocated private parking spaces, with well-maintained communal areas forming an attractive setting around the development.



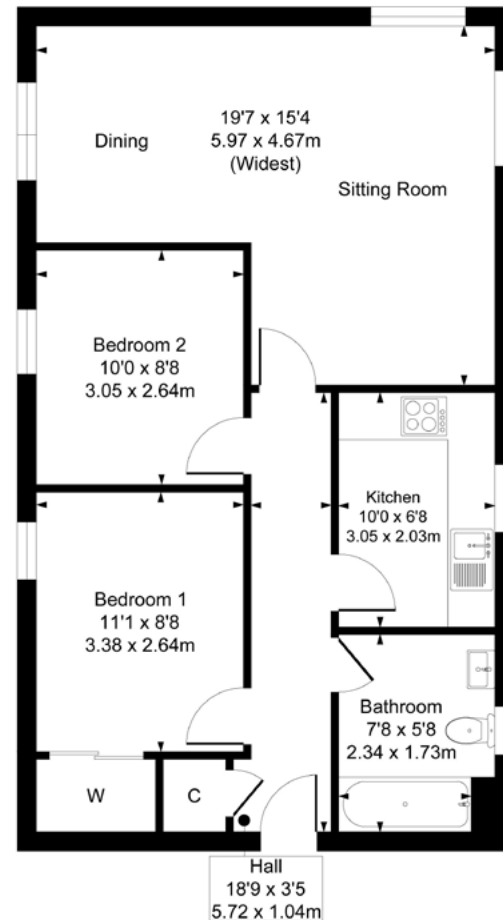
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Approximate Gross Internal Area
674 sq ft - 62.61 sq m



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 E

Fixtures & Fittings

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

Energy Efficiency Rating

Band B

Services

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

Local Authority

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

Property Reference

3617