



76 Montgomery Street, Eaglesham, G76 0AU

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Eaglesham is one of East Renfrewshire's most distinctive and historic villages, with origins dating back to the Middle Ages. Its unique 'A'-shaped street plan is an outstanding example of an eighteenth-century planned village, centred around The Orry, an attractive area of open green space at the heart of the community. In 1960, Eaglesham became Scotland's first designated Outstanding Conservation Area, reflecting the architectural and historic importance of the village. Many of its picturesque buildings are listed, with more than sixty surviving examples of period domestic architecture, including this property.

The village retains a strong sense of community and offers an excellent range of everyday amenities, including local shops, restaurants and cafés, a library, churches and other local services. Eaglesham Primary School serves the village, while secondary schooling is provided within the highly regarded East Renfrewshire education system, including Mearns Castle High School and St Ninian's High School, subject to catchment criteria.

Nearby Clarkston and Newton Mearns provide a broader range of amenities, including healthcare facilities, supermarkets, independent shops, cafés and restaurants. The Avenue Shopping Centre at Newton Mearns and Greenlaw Village Retail Park, including Waitrose, are both readily accessible. East Kilbride also offers extensive shopping and leisure facilities, together with Kingsgate Retail Park and a wide range of recreational amenities.

The surrounding area provides excellent opportunities for sport and leisure. Facilities include Parklands Country Club and a selection of highly regarded golf courses, including Bonnyton, Williamwood and Whitecraigs, together with tennis clubs and East Renfrewshire Council's sports and leisure facilities.

Despite its attractive village setting, Eaglesham is well placed for commuting throughout the west of Scotland. The Glasgow Southern Orbital provides convenient access to the M77 and wider motorway network, connecting with Glasgow City Centre, Glasgow Airport and destinations throughout central Scotland and beyond. Regular bus services operate locally, while rail services are available from nearby Hairmyres and Thorntonhall stations, providing further connections to Glasgow and the surrounding area.









Nicol Estate Agents

Property Description

Seldom available, this charming one-bedroom detached cottage occupies a generous garden plot within the heart of the historic conservation village of Eaglesham. Offering well-presented accommodation all on one level, and reroofed in 2025, the property combines traditional character with comfortable and easily managed living.

The accommodation comprises:

Ground Floor: Entrance porch opening into a bright and spacious sitting/dining room, with an attractive feature fireplace providing a focal point to the room. An inner hallway leads to the kitchen, fitted with a range of wall-mounted and floor-standing units. A useful rear porch/utility room provides direct access to the garden.

The double bedroom enjoys pleasant dual-aspect views, while the bathroom completes the accommodation.

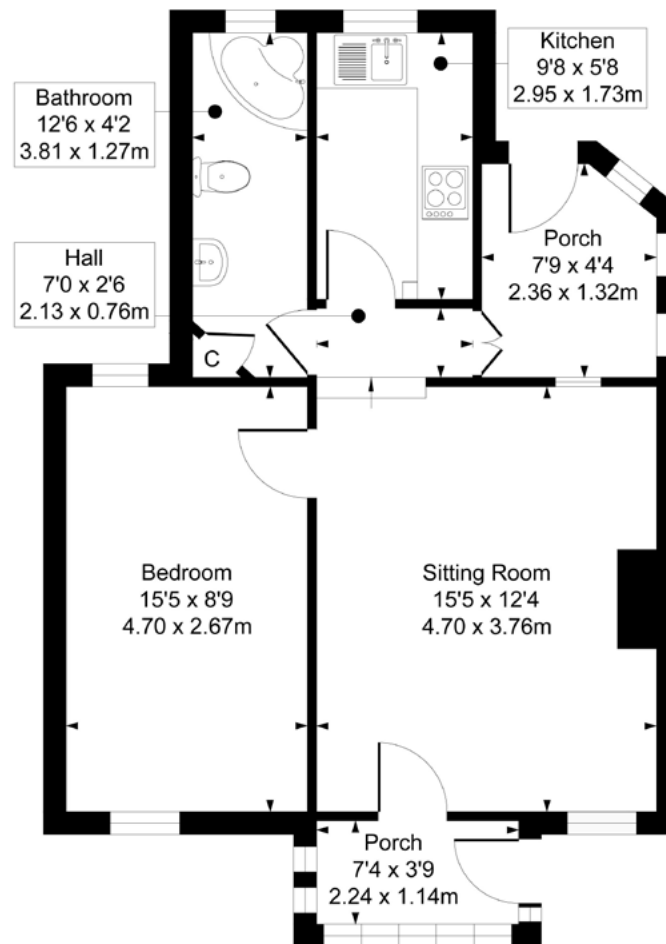
The property is further complemented by gas central heating.

Externally, the cottage is set within generous private garden grounds. A particular feature is the extensive southerly facing rear garden, providing an attractive and private setting with excellent potential for outdoor entertaining and relaxation.

www.nicolestateagents.co.uk

76 Montgomery Street, Eaglesham

Approximate Gross Internal Area
542 sq ft - 50.35 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.



Nicol Estate Agents

Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band D

Fixtures & Fittings

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

Energy Efficiency Rating

Band E

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

3681

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G76 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



www.nicolestateagents.co.uk