



Torwood, 1 Alnwick Drive, Eaglesham, G76 0AZ

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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.







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Property Description

Seldom available, a beautifully presented, upgraded and extended three-bedroom detached bungalow, set within generous, beautifully maintained garden grounds in the heart of the historic conservation village of Eaglesham.

This deceptively spacious home has been thoughtfully upgraded and well maintained by the present owners, offering an appealing blend of traditional character and contemporary comfort. With beautifully appointed accommodation arranged entirely on one level, the property provides excellent flexibility for a variety of purchasers, complemented by delightful aspects over the established gardens.

The accommodation comprises:

Ground Floor: An entrance vestibule opens into a welcoming reception hall, providing access to the principal apartments. The generously proportioned sitting room features an attractive fireplace and enjoys lovely open aspects across the extensive front gardens, creating a bright and inviting space for both relaxing and entertaining.

At the heart of the home is an impressive kitchen and dining room, thoughtfully designed for modern living. The stunning refitted kitchen is appointed with a comprehensive range of wall-mounted and floor-standing units, complemented by attractive worktop surfaces and ample space for dining. French doors open directly onto the enclosed rear garden, creating a wonderful connection between indoor and outdoor living.

The principal bedroom is a particularly appealing room, benefiting from fitted wardrobes and French doors opening directly onto the rear garden. Bedroom two enjoys pleasant aspects over the front gardens, while bedroom three offers excellent versatility, equally suited as a further bedroom, home office or additional sitting room.

An attractively refitted family bathroom, featuring a shower above the bath, and a separate refitted shower room completes the accommodation.

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

A particular highlight of this charming home is the generous, beautifully maintained garden grounds, which provide an attractive and established setting. The extensive front gardens create an appealing approach to the property, while the enclosed rear garden offers a privacy and shelter. Thoughtfully landscaped, with an inviting patio area, the gardens provide an idyllic setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings. Southerly orientation at rear.

A single garage, positioned to the side of the property, provides additional convenience. An EV charger has been installed. Combining spacious, flexible accommodation, beautifully maintained gardens and an enviable position within Eaglesham's historic conservation village, this delightful bungalow presents a rare opportunity to enjoy comfortable, single-level living in one of East Renfrewshire's most desirable village settings.





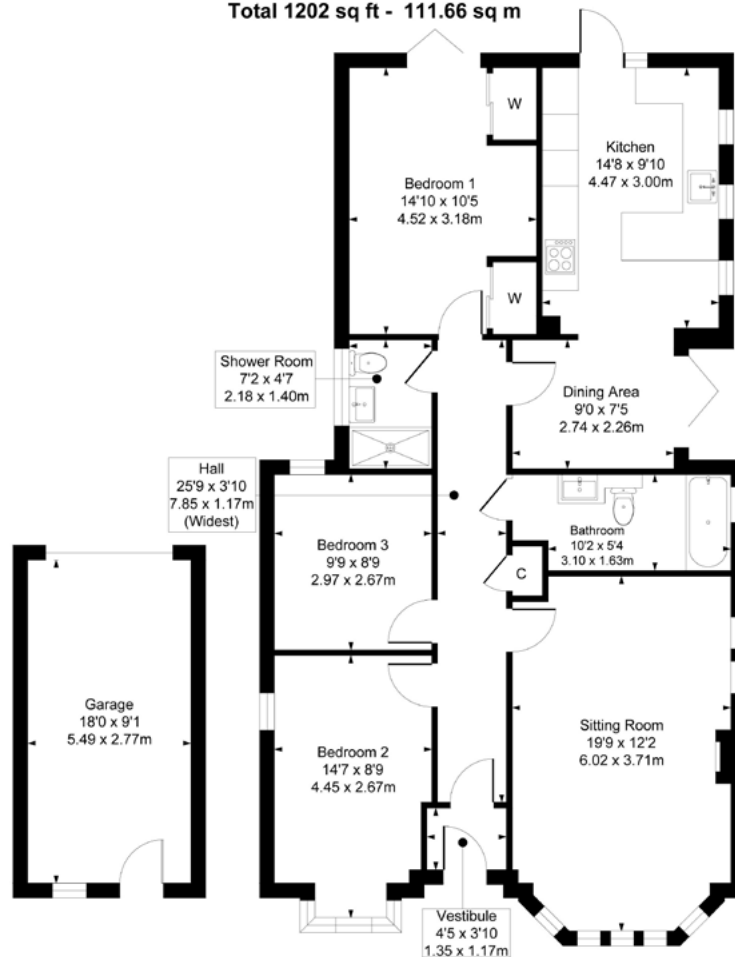
1 Alnwick Drive, Eaglesham

Approximate Gross Internal Area

Main House 1038 sq ft - 96.43 sq m

Garage 164 sq ft - 15.23 sq m

Total 1202 sq ft - 111.66 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 G

Fixtures & Fittings

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

Energy Efficiency Rating

Band D

Services

The property is 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

3698

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