

## 2 Weston Crescent, Jackton, G75 7BF

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## Situation

Jackton and Jackton Hall have become increasingly popular residential locations, combining the appeal of a peaceful, semi-rural setting with excellent accessibility to local amenities, transport links and the wider Glasgow area. Situated close to Hairmyres, the leafy village of Thorntonhall and the charming conservation village of Eaglesham, the area offers an attractive balance of countryside surroundings and modern convenience.

The nearby town of East Kilbride provides an extensive range of shopping, dining and leisure facilities, including St James Retail Park, Kingsgate Retail Park and East Kilbride Shopping Centre. Further shopping and amenities can be found in neighbouring Newton Mearns, Clarkston and Eaglesham, offering a variety of supermarkets, independent shops, cafés and restaurants.

For those who enjoy outdoor pursuits, the area is particularly well served by recreational facilities, including Calderglen Country Park, James Hamilton Heritage Park and a selection of local golf courses. Additional sports and leisure facilities include the Dollan Aqua Centre and a range of nearby health and fitness clubs.

The area is well served by local primary and secondary schooling, with further educational options available in the surrounding districts.

Jackton is particularly convenient for commuters, with the upgraded Hairmyres Train Station providing regular rail services to Glasgow Central. Excellent road connections via the Glasgow Southern Orbital, M77 and M8 motorway networks offer convenient access to Glasgow City Centre, the wider Central Scotland motorway network and Glasgow and Prestwick Airports.

With its attractive surroundings, established and emerging amenities and excellent connectivity, Jackton and Jackton Hall continue to appeal to families, professionals and those seeking a modern lifestyle within easy reach of the city.













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## Property Description

Seldom available, An impressive and beautifully presented four bedroom detached villa, built by Barratt Homes in the popular Campbell style, set within attractive landscaped gardens with a southerly orientation,, located within this sought after residential development in Jackton.

This stylish family home has been thoughtfully upgraded and well maintained by the present owners, offering spacious, contemporary accommodation ideally suited to modern family living.

Particular highlights include the bright and generously proportioned sitting room, an impressive open-plan kitchen, dining and family area, and landscaped gardens providing an attractive setting for outdoor entertaining.

The accommodation is formed over two levels and comprises:

**Ground Floor:** A welcoming reception hall with staircase to the upper floor and guest WC. The bright and spacious sitting room enjoys a corner position, with windows allowing an abundance of natural light to fill the room. At the heart of the home is an impressive open-plan kitchen, dining and family area, providing a wonderful space for everyday family living and entertaining, with direct access to the rear garden. The well-appointed kitchen is fitted with a range of wall mounted and floor standing units, integrated appliances and complementary worktop surfaces. A separate utility room, with additional storage, completes the ground floor accommodation.

**First Floor:** A spacious upper landing provides access to four well-proportioned bedrooms, together with a hatch to the attic offering additional storage. The principal bedroom enjoys attractive dual aspects and benefits from a contemporary ensuite shower room. Three further bedrooms provide excellent flexibility for family living, guests or those seeking a dedicated home office. A well-appointed family bathroom, incorporating a bath with shower over, completes the upper level.

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

A particular feature of this attractive family home is the beautifully landscaped garden grounds, with the enclosed southerly facing rear garden enjoying a sunny orientation. Thoughtfully designed for outdoor living, the garden incorporates a decked terrace and external lighting, creating an inviting setting for alfresco dining, entertaining and relaxation.

To one side, a monobloc driveway provides off-street parking for several vehicles and leads to a single detached garage with remote controlled door. An electric vehicle charging point offers additional convenience.

For added peace of mind, the property also benefits from the remaining balance of its NHBC Buildmark warranty.
















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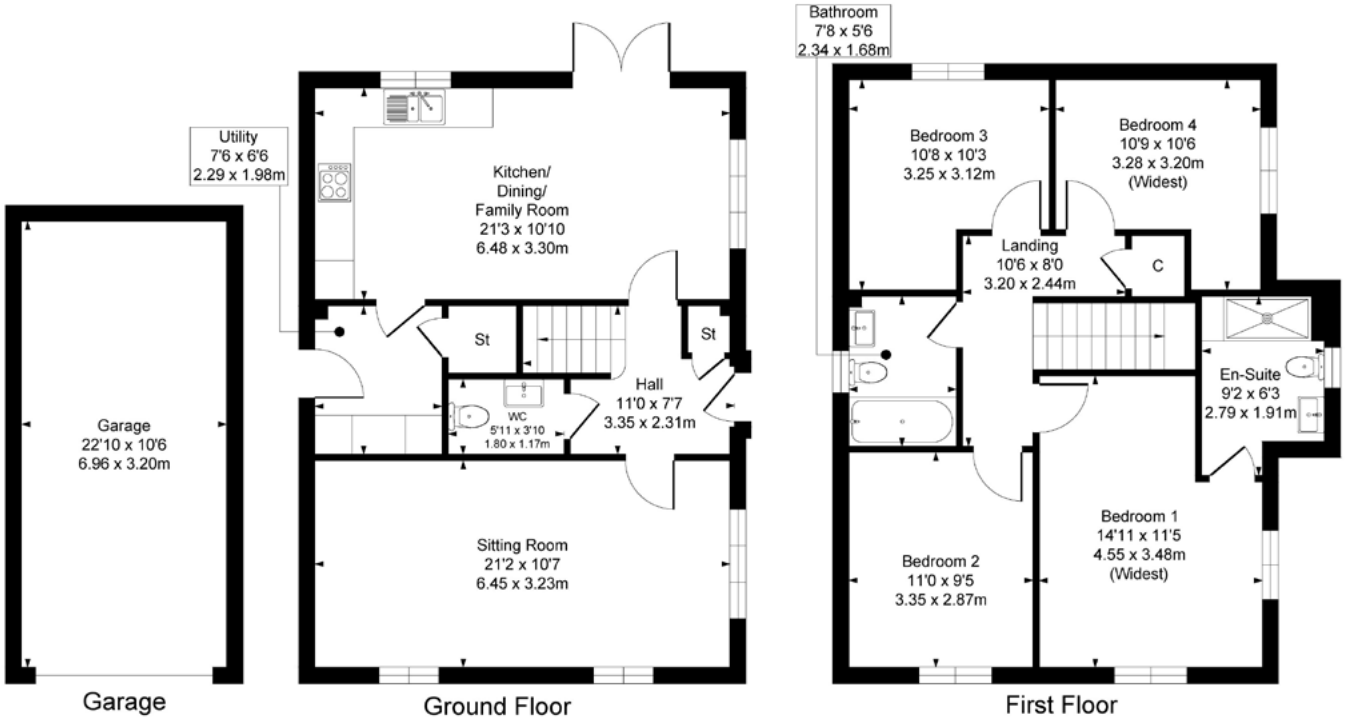






# 2 Weston Crescent, Jackton

**Approximate Gross Internal Area**
**Main House 1291 sq ft - 119.93 sq m**
**Garage 240 sq ft - 22.29 sq m**
**Total 1530 sq ft - 142.14 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
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**Clarkston**

## Outgoings
South Lanarkshire Council
Band F

## 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, gas and electricity. Gas central heating.

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

## Property Reference
3699


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