



**33 CALLAGHAN CRESCENT**

EAST KILBRIDE

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6 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

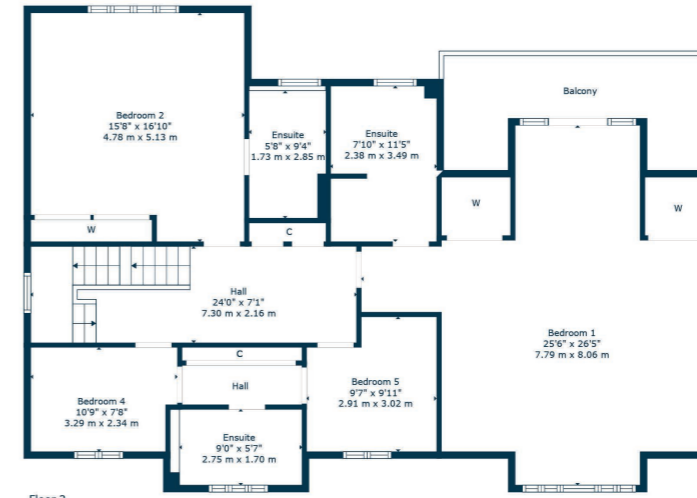
**An impressive, detached villa set within private rear gardens.**

This modern detached villa enjoys a highly popular location within this sought-after residential development. Set within private landscaped rear gardens, the subjects extend to approx. 3000 square feet or thereby and deliver a highly impressive family home.

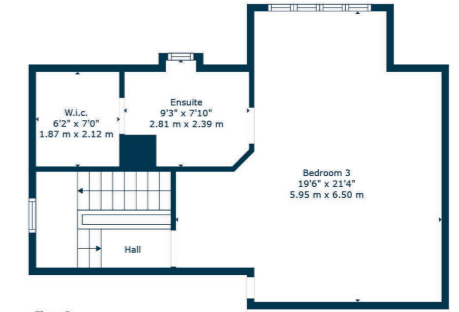
Ground floor accommodation extends to entrance porch, traditional style reception hallway with WC adjacent, useful home office / study, downstairs bedroom / playroom, generous formal bay windowed lounge with aspects to rear, formal dining room with access to rear gardens, modern fitted kitchen with a range of wall and base mounted units, useful separate utility room. Integral access into double garage which has been re-configured to provide additional storage. First floor provides a bright and spacious landing area that gives access to highly impressive principal suite with fitted storage, feature balcony and en-suite shower room, second spacious double bedroom with en-suite shower room, and two further Jack and Jill bedroom sharing a modern en-suite. The attic level provides a further suite with en-suite shower room with walk in wardrobe. Specifications include gas central heating, double glazing and overall, the subjects are well presented and decorated throughout.

Externally the property is set within private easily maintained level garden grounds laid mainly to patio and astro turf, external summer house fitted with power and light which could be used for a variety of uses. Lovely open aspects to rear. Monoblock driveway to front providing ample vehicular parking.

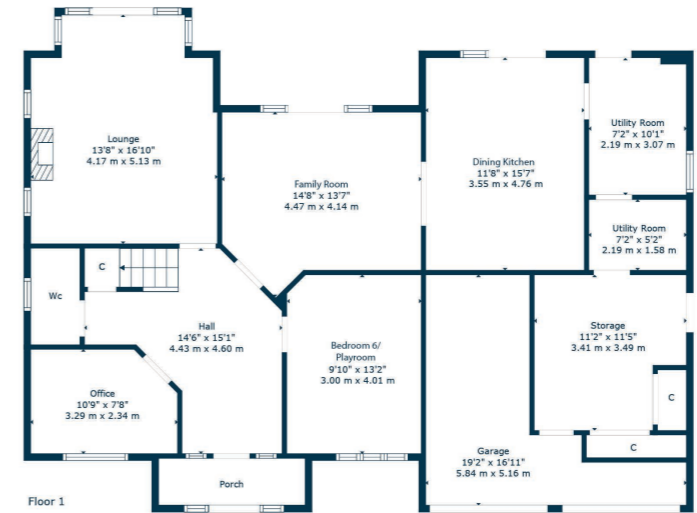




Floor 2



Floor 3



Floor 1

Jackton enjoys a semi-rural feel with the villages of Thorntonhall and Eaglesham a short distance away. The neighbouring conservation village of Eaglesham offers an excellent village primary school, much admired Eglinton Arms Hotel and Jackton is well served by nearby motorway links that provide direct access to city centre, Ayrshire and Lanarkshire. There are plentiful outdoor and equestrian pursuits found nearby in addition to excellent walking and cycling. Whitelee Wind Farm is a fantastic visitor centre and further amenities include numerous golf courses found nearby and road links via the Glasgow South Orbital give access to the city centre and Ayrshire. East Kilbride offers some fantastic retail and leisure facilities. Pre-schooling, primary and secondary schooling is also found nearby.

**CC0765** | Sat Nav: 33 Callaghan Crescent, East Kilbride, G74 5PS

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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