



Carnbooth Lodge, 80 Busby Road, Carmunnock

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Situation

Carmunnock is the only remaining identifiable village within the City of Glasgow boundaries, lies around five miles south of the city centre and is surrounded by green belt land. The oldest part of Carmunnock Village was declared a conservation area in 1970. The village of Carmunnock provides its own local shop, coffee shop and renowned restaurant.

Busby and Clarkston, around 0.5 miles away, provide a broader range of excellent shopping facilities, supermarkets, restaurants and numerous recreational facilities. East Kilbride shopping centre provides an extensive range of shops, restaurants and supermarkets. Schooling can be found locally both at primary and secondary levels. There are also excellent sports and recreational facilities in the immediate area including a selection of golf courses, Calderglen Park, Dollan Aquacentre and the James Hamilton Heritage Park.

Carmunnock is serviced by excellent road links which are situated close by giving easy access to Glasgow City Centre and East Kilbride. The Glasgow Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick Airports in particular.









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Description

Seldom available, a two bedroom detached home, overlooking the surrounding countryside, requiring upgrading and modernisation, in close proximity to local amenities and services.

The Carnbooth Lodge was the original lodge house for Carnbooth House, built presumably by Alexander Cullen, circa 1900, who built Carnbooth House.

At present the complete accommodation comprises:
Ground Floor: Reception hallway with cupboard space. Spacious sitting room with fireplace is on an open plan arrangement to the breakfasting kitchen. Rear porch leading to the garden grounds. Bathroom with a separate shower enclosure. Two double bedrooms complete the overall accommodation.

Private garden grounds overlooking the surrounding countryside.

The property benefits from a private garden and off street parking leading to a detached single garage.

The grounds would allow further development subject to the relevant consents, if desired.







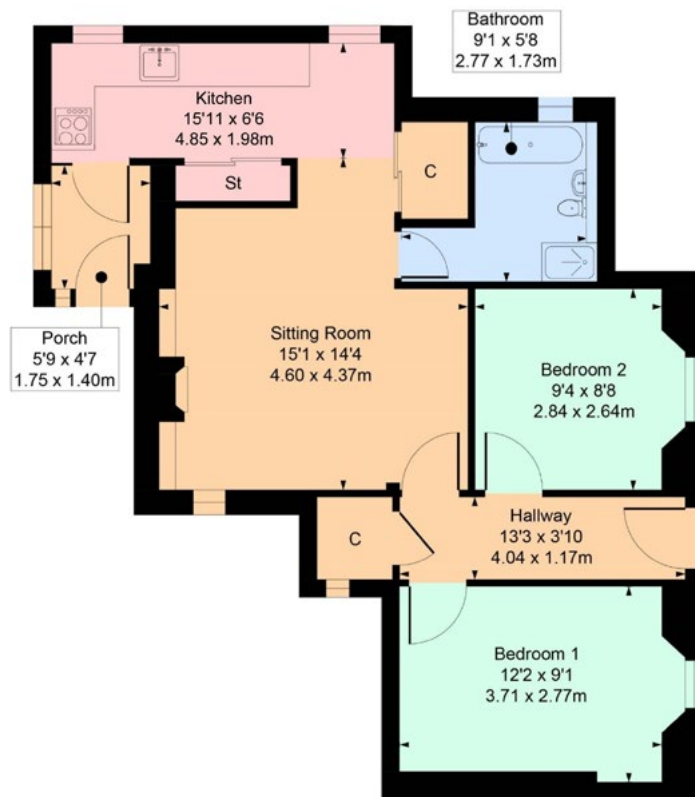


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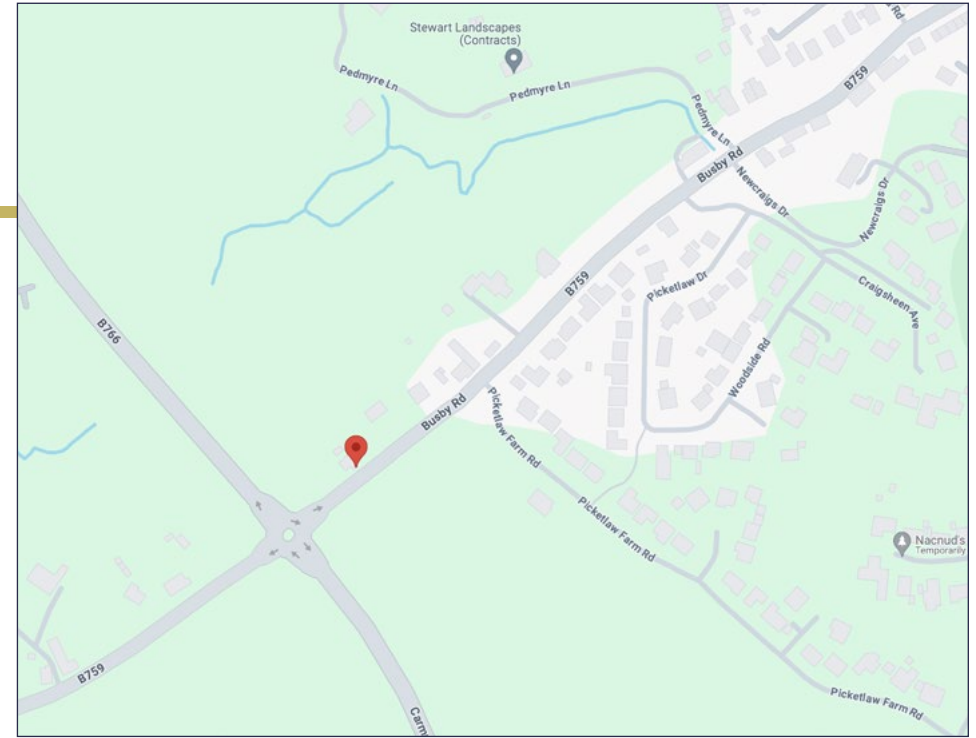
Approximate gross internal area 677 sq ft - 62.93 sq m



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, produced by Potterplans Ltd. 2024

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



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@nicolestateagents.co.uk

Outgoings

Glasgow City Council
Band E

Fixtures and 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. Drainage by way of a septic tank.

Local Authority

Glasgow City Council
City Chambers
Glasgow G2 1DU
Tel: 0141 287 2000

Property Reference CLA493

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