



Apt 36 Ravenscourt, Thorntonhall

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Nicol Estate Agents





## Nicol Estate Agents

### Situation

Ravenscourt was originally a grand house within the village, situated on a small hilltop and was built by Alfred McAlpine in the late 1980's.

Thorntonhall is a quiet leafy semi-rural village, located approximately 8 miles south west of Glasgow, characterised by substantial detached houses in a series of tree lined streets and cul-de-sacs and is recognised as one of Glasgow's premier residential addresses.

A regular train service runs from Thorntonhall to Glasgow Central Station and excellent shopping facilities can be found in East Kilbride (3 miles) and Newton Mearns (4 miles). There are several golf courses in the area and a selection of local health clubs. Calderglen Country Park is also within easy reach.

The M77 provides commuter access to the City Centre, Glasgow Airport and along with the Glasgow Southern Orbital provides an excellent connection to the Central Scotland motorway network as well as south towards Ayrshire and Prestwick Airport.















## Description

Seldom available, a spacious and well presented three bedroom/two public room first floor apartment, located within the exclusive Ravenscourt development, enjoying peaceful southerly aspects over attractive resident's grounds.

Set within well kept landscaped resident's grounds, this apartment, one of the largest styles, enjoys southerly aspects from its private balcony and views over the private grounds of the development.

Secure controlled entry leads to a well-kept and illuminated communal carpeted entrance with elevator access to all levels. The accommodation extends to approximately 1,476Sqft (138SqM) and offers flexible accommodation comprising:

Welcoming and spacious reception hallway with good storage. Well presented and generous sitting room with access to the private sit out balcony and southerly views over the resident's gardens. French doors connect to the separate dining room. Well appointed breakfasting kitchen equipped with wall mounted and floor standing units, integrated appliances and complementary worktop surfaces. Bedroom one is a spacious principal bedroom with fitted wardrobes and updated ensuite bathroom. Bedroom two, again of double proportions, with fitted wardrobe. Bedroom three, again a double, can also be used as a study or TV room and has fitted wardrobes. The attractive shower room completes the overall accommodation.

The property is complemented by its own secure garage, residents' parking, gas central heating and double glazing. Underfloor electric heating within shower room and ensuite bathroom.

Ravenscourt sits in attractive, well kept resident's gardens and boasts a private leisure centre which includes swimming pool, sauna, Jacuzzi, conservatory sunroom and fitness room.





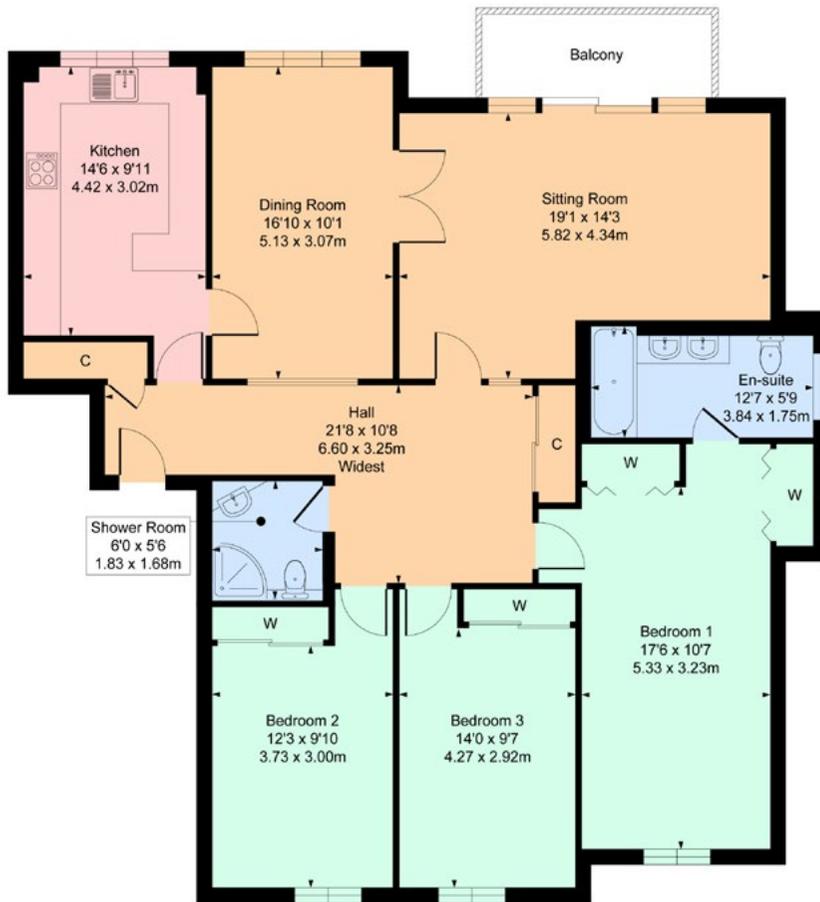


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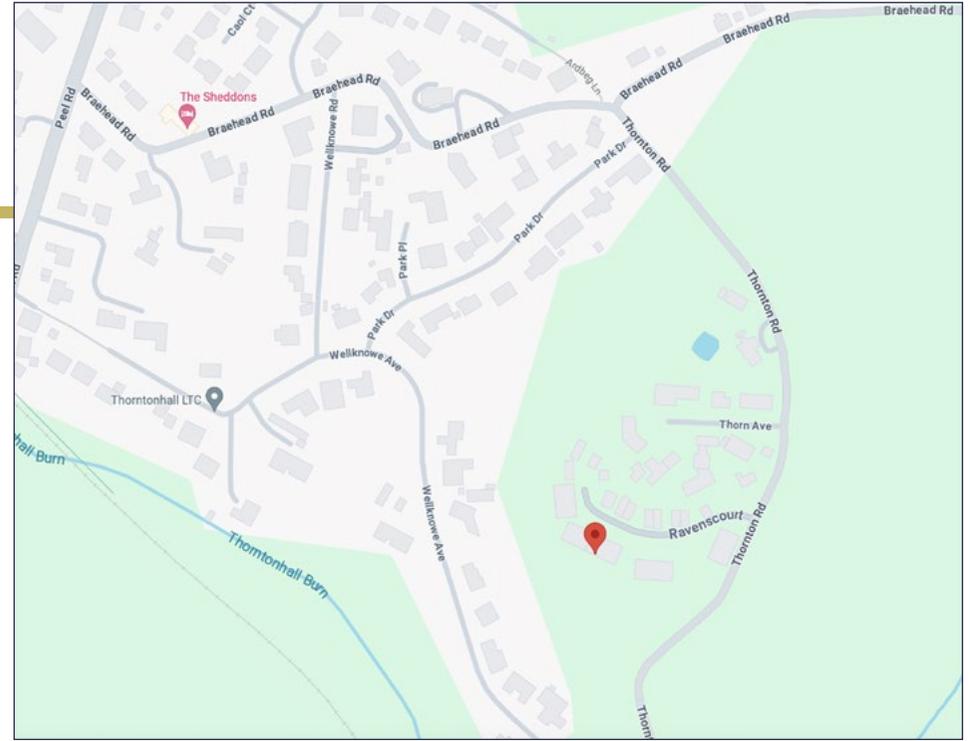
Approximate gross internal area 1,476 sq ft - 137.12 sq m



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. 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

South Lanarkshire Council  
Council Tax Band: G

### Fixtures and 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, electricity, gas and drainage. Gas central heating.

### Local Authority

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

Property Reference CLA667

1 Helena Place, Clarkston G76 7RB

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