



3B Kirkton Court, Gilmour Street, Eaglesham

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Situation

The East Renfrewshire village of Eaglesham is steeped in history, from its ancient origins as a Christian centre, through castles and cotton mills, to its fame as the spot where Hitler's deputy Rudolf Hess landed in the Second World War. Many of the buildings within Eaglesham are listed and Eaglesham was designated Scotland's first outstanding conservation area in 1960.

Clarkston and Newton Mearns are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Bonnyton, Williamwood and Whitecraigs Golf Clubs, several private Bowling and Tennis Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Eaglesham is conveniently located for access to The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. East Kilbride has an excellent range of local shops, Shopping Centre with cinema complex and the Kingsgate retail park only a short drive away.

Eaglesham enjoys easy access to the main motorway network that leads to all major arterial routes throughout Scotland and the South. The Glasgow Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick Airports. Rail travel, with regular service to Glasgow, is available from both Hairmyres in East Kilbride and Thorntonhall, each just a few minutes' drive from Eaglesham.









Description

Seldom available, a beautifully presented and upgraded two bedroom ground floor flat, set within the historic conservation village of Eaglesham.

Internally the property has been upgraded and well maintained by the present owners and provides stylish modern accommodation comprises:

A secure controlled entry system leads to a well kept and illuminated communal carpeted entrance. Welcoming reception hallway with storage. Bright sitting/ dining room overlooking the front of the development. Well appointed refitted bespoke contemporary stainless steel kitchen fitted with a full complement of wall mounted and floor standing units, integrated appliances including, induction hob, dishwasher, built under fridge and separate freezer, and washing machine. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. A modern refitted shower room completes the overall accommodation.

The property is complemented by residents parking, electric heating and double glazing.





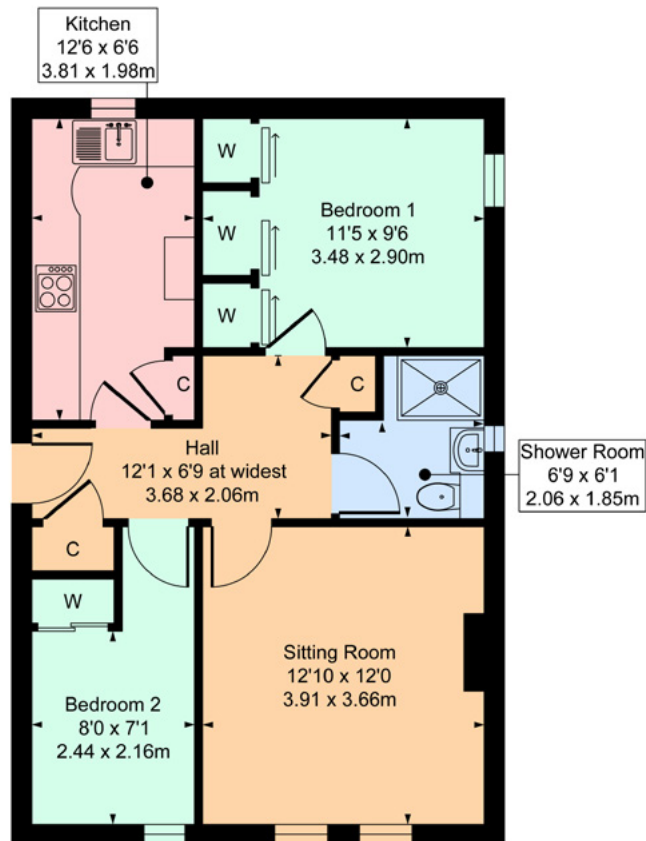


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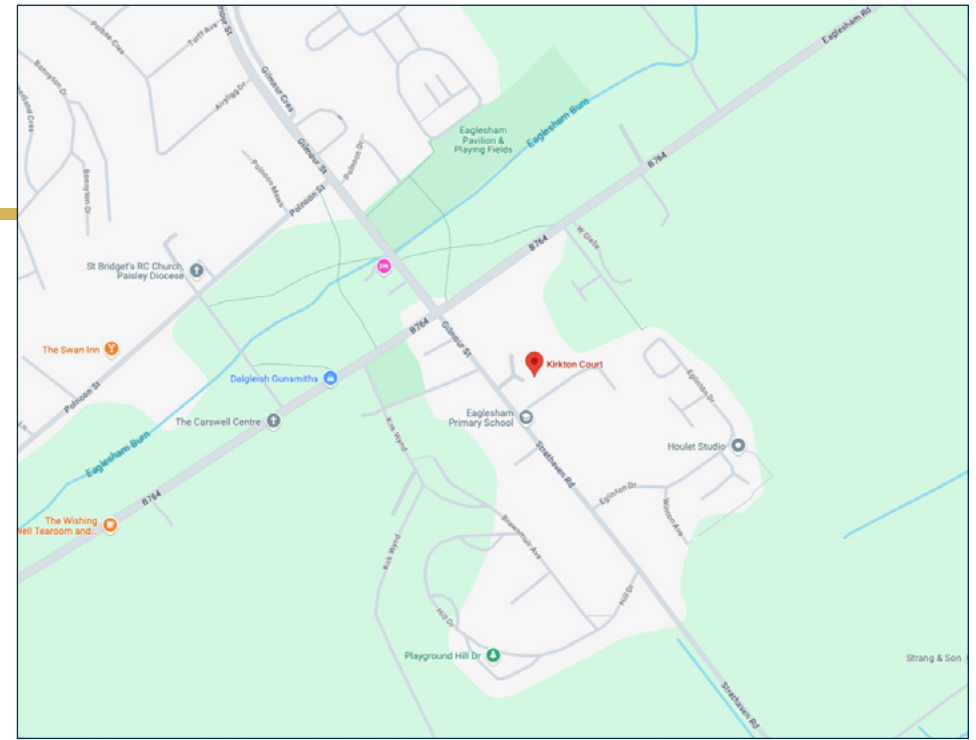
Approximate gross internal area 548 sq ft - 50.91 sq m



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

East Renfrewshire Council
Council Tax 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 and drainage. Electric central heating.

Local Authority

East Renfrewshire Council
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: 0141 577 3000

Property Reference

CLA532

1 Helena Place, Clarkston G76 7RB

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