



**4A Kirkton Court, Gilmour Street, Eaglesham G76 0BH**

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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.









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## Property Description

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

The accommodation comprises:

A secure controlled entry system leads to a well-kept and illuminated communal carpeted entrance. A spacious and welcoming reception hallway with good storage. Bright sitting/ dining room overlooking the front of the development. Well appointed modern kitchen fitted with a full complement of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. The contemporary shower room, completes the overall accommodation.

The property is complemented by its ample residents and visitor parking, electric wet heating and sash and case double glazing.

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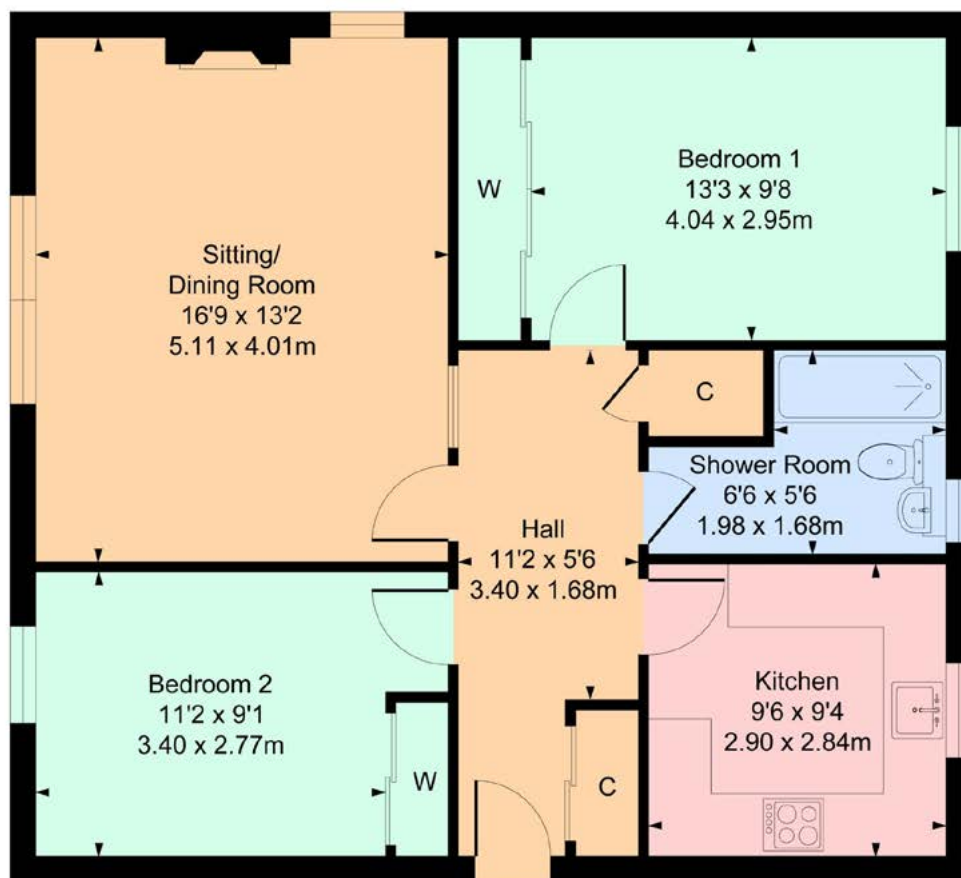






## 4A Kirkton Court, Gilmour Street, Eaglesham

Approximate Gross Internal Area  
761 sq ft - 70.69 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  
Nicol Estate Agents  
**Newton Mearns**

### Outgoings

East Renfrewshire Council  
Band E

### Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band C

### Services

The property will be supplied by mains water and electricity. Electric wet heating.

### Local Authority

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

### Property Reference

CLA641

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