



Flat 1/1
32 Polnoon Street
Eaglesham
G76 0BB

Offers Over
£263,000



DALLAS McMILLAN
SOLICITORS & ESTATE AGENTS

DESCRIPTION AND LOCATION

Flat 1/1, 32 Polnoon Street is a delightful first floor flat nestled within the heart of Eaglesham, one of East Renfrewshire's most desirable conservation villages on the Southside of Glasgow. Set within a traditional sandstone building, the property offers a perfect combination of period charm and practical modern living. Internally, the flat is well laid out, beginning with a welcoming hallway. The spacious living/dining room enjoys an open outlook to the front and offers ample space for both relaxing and entertaining. The separate kitchen is fitted with wall and floor units, an electric oven and hob, and has ample space for everyday cooking needs.

There are two generously sized double bedrooms, one of which features built in mirrored wardrobes, ideal for convenient storage. The bathroom is fitted with a three piece suite including a full size bath and an electric overhead shower. The property is further enhanced by gas central heating, ensuring comfort throughout the year.

Externally, the flat benefits from a well maintained private garden to the rear, laid with a mix of lawn, concrete paving and attractive flower borders, offering a peaceful spot to enjoy the outdoors. On street parking is available directly outside the property.

Eaglesham itself is a beautiful, historic village that has retained its strong sense of character and community. It is surrounded by rolling countryside and scenic walks, including routes around nearby Whitelee Wind Farm. Despite its peaceful rural feel, Eaglesham is well connected, with quick access to East Kilbride, Newton Mearns and Glasgow via the M77. The village offers a selection of local amenities including shops, cafés, and the popular Eglinton Arms Hotel. The property is also located within the catchment area for some of East Renfrewshire's top-performing primary and secondary schools, making it an ideal purchase for young professionals, couples, small families or downsizers alike looking to enjoy village living with excellent transport links.



ACCOMMODATION

HALLWAY	14'5" x 4'0"
	4.39 m x 1.22 m
LOUNGE/ DINING ROOM	19'7" x 17'2"
	5.97 m x 5.23 m
KITCHEN	6'2" x 11'7"
	1.88 m x 3.53 m
BEDROOM 1	12'5" x 13'3"
	3.78 m x 4.04 m
BEDROOM 2	9'3" x 11'7"
	2.82 m x 3.53 m
BATHROOM	4'7" x 10'2"
	1.29 m x 3.10 m

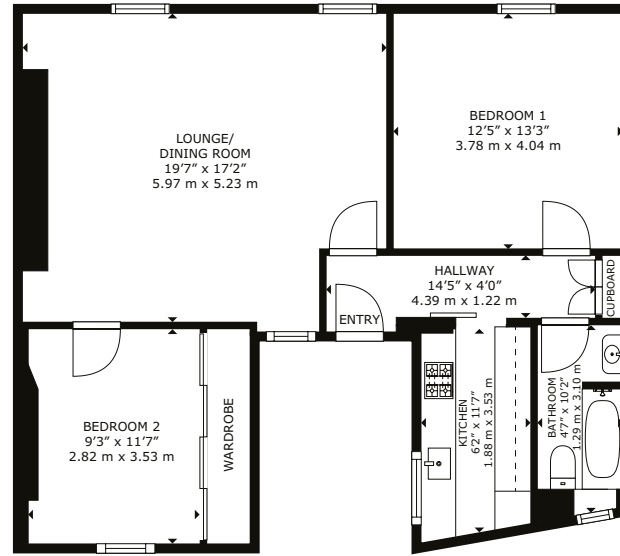
VIEWING

Through solicitors on **0141 333 6750**

ENTRY

By negotiation





GROSS INTERNAL AREA
FLOOR PLAN : 818 sq. ft , 76 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by [Plushplans](#)

TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas nor water services nor any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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