



**4 FREDERICK BOULEVARD**

THORNTONHALL

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5 | BEDROOMS

4 | BATHROOMS

4 | PUBLIC ROOMS

**An exceptional contemporary designed detached villa by Cala Homes set within an exclusive development.**

Thorntonhall is undoubtedly one of Glasgow's most aspirational sought after commuting villages situated approximately 8 miles south of Glasgow with regular train links to the city centre it combines a semi rural lifestyle with fast track commuting access to the city. The pretty conservation village of Carmunnock and Eaglesham are nearby in addition to Clarkston offering further amenities and the village itself provides local tennis club and lovely country walks.

This detached villa by Cala (The Ramsay) is an outstanding family home that delivers a contemporary/stylish interior, modern conveniences, impressive scale, large ceiling heights, and flexible family accommodation.

Impressive reception hallway with Karndean flooring, French doors through to beautiful family lounge with focal point limestone fireplace, formal dining room that nicely links through to a spectacular kitchen with open plan dining area and lovely open plan family area, bifold doors to gardens, access through to utility room which in turn leads to garage and the ground floor is completed by downstairs home office and cloakroom/WC. An impressive galleried landing with storage gives access to five double bedrooms, all with built in storage, three with beautifully appointed en-suite shower rooms and a splendid main family bathroom.

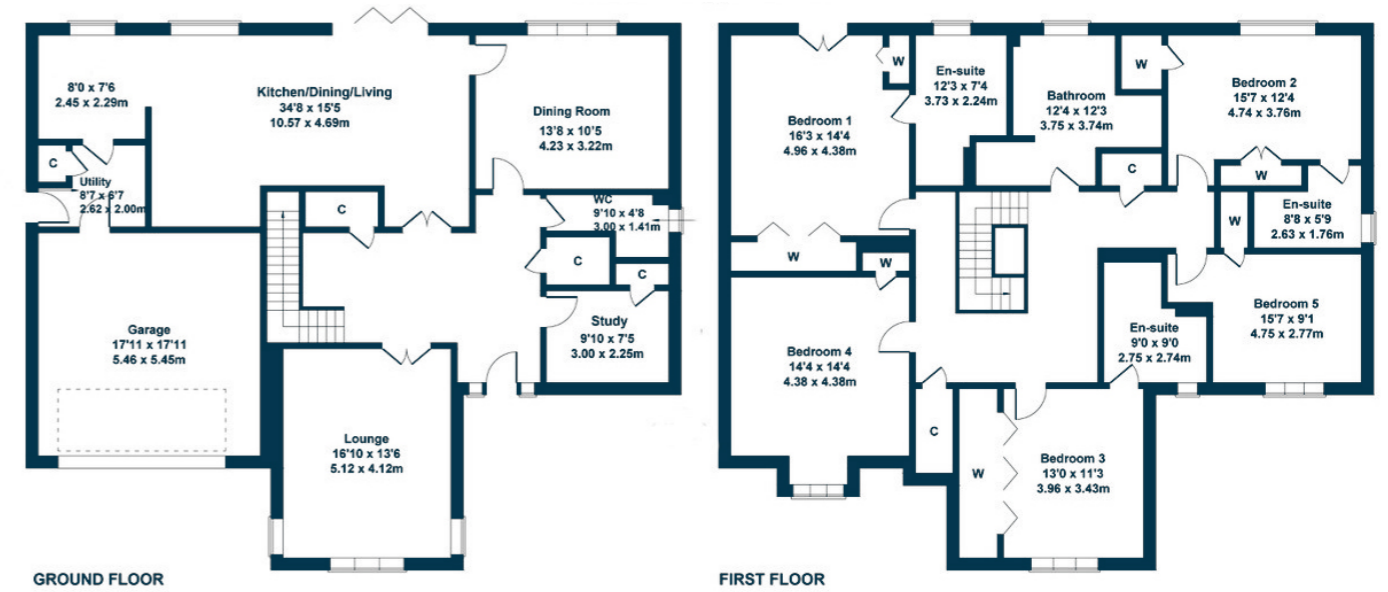
Notable features include high performance gas central heating with modern boiler (service history), high performance double glazed windows and doors, security alarm system, integrated Siemens appliances, lovely wall coverings, floor coverings and light fittings.

Impressive broad fronted garden grounds with landscaped pathway, monoblock driveway leading to integral double garage which is fitted with power and light. Fully enclosed rear garden with lawn, outside hot tub area (negotiable) and external lighting.









Thorntonhall is a quiet leafy village displaying a variety of individual and impressive detached residences and is widely regarded as one of Glasgow's premier addresses. Excellent shopping facilities are available in East Kilbride or the nearby suburbs of Clarkston, Giffnock and Newton Mearns, with several major supermarkets including Waitrose and Marks and Spencer along with a wide range of exclusive brand shops in addition to Silverburn Shopping Centre. They also provide a variety of leisure and sporting facilities including tennis, rugby, bowling, equestrian and a selection of well-regarded golf courses. It also has transport links to the city centre and beyond by way of its own train station.

NM4265 | Sat Nav: NM4265\_4 Frederick Boulevard

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





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