



THE CROSS KEYS

3 MONTGOMERY STREET, EAGLESHAM

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5 | BEDROOMS

5 | BATHROOMS

4 | PUBLIC ROOMS

A beautifully refurbished end terraced townhouse extending to approximately 3400 square feet or thereby.

The Cross Keys is a quite outstanding category B listed end of terrace townhouse that forms part of the conservation village's most iconic, historic landmark developments. Fully refurbished, redesigned and upgraded this family residence enjoys open aspects over The Orry, is set within enclosed private gardens and delivers extraordinary family accommodation and a beautiful interior.

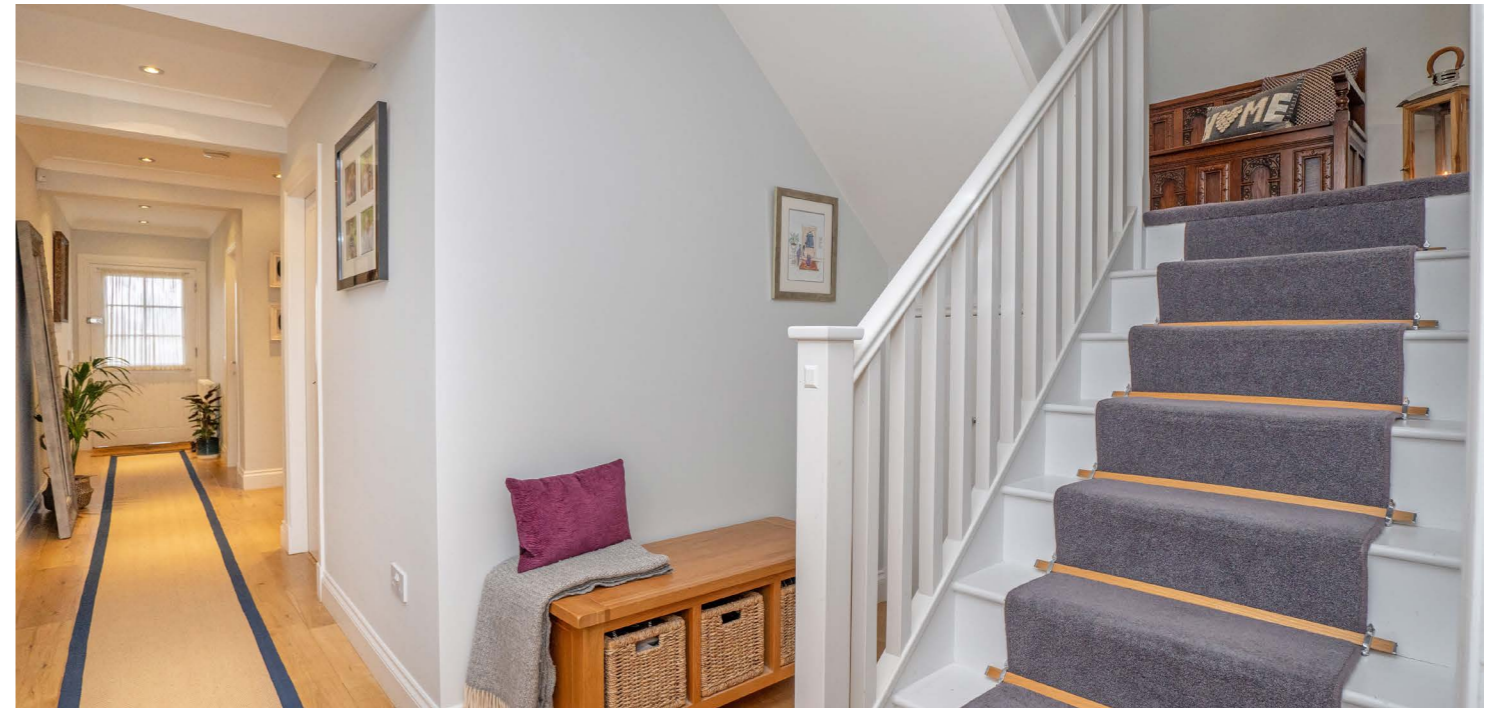
Notable features include classically proportioned ceiling heights, traditional double-glazed sash and casement windows and highly flexible and versatile family accommodation for a growing family. Efficient gas central heating system and alarm system.

The ground floor entered via beautiful vestibule leads into traditional style hallway with feature flooring and generous under stair storage, snug/TV room to the front, dual aspect lounge with focal point fireplace and French doors to gardens, downstairs shower room/WC with contemporary fittings, large laundry/utility room accessed off the hallway delivering extra storage and the heart of the house being the beautifully refurbished and upgraded dining kitchen with a full range of integrated appliances, focal point Silestone worktops and French doors from the dining area giving access onto patio and gardens.

The first floor accommodation provides stunning principal bedroom with beautifully appointed dressing room designed and fitted by Neville Johnson, contemporary designed bespoke en-suite shower room with contemporary tiling and bespoke sanitary ware, second double bedroom with extensive built in storage and stunning appointed en-suite shower room and there is a third double bedroom on this floor that is currently used as a home office/TV room with bespoke built in Neville Johnson furniture and fittings. A main family bathroom completes the accommodation on this floor.

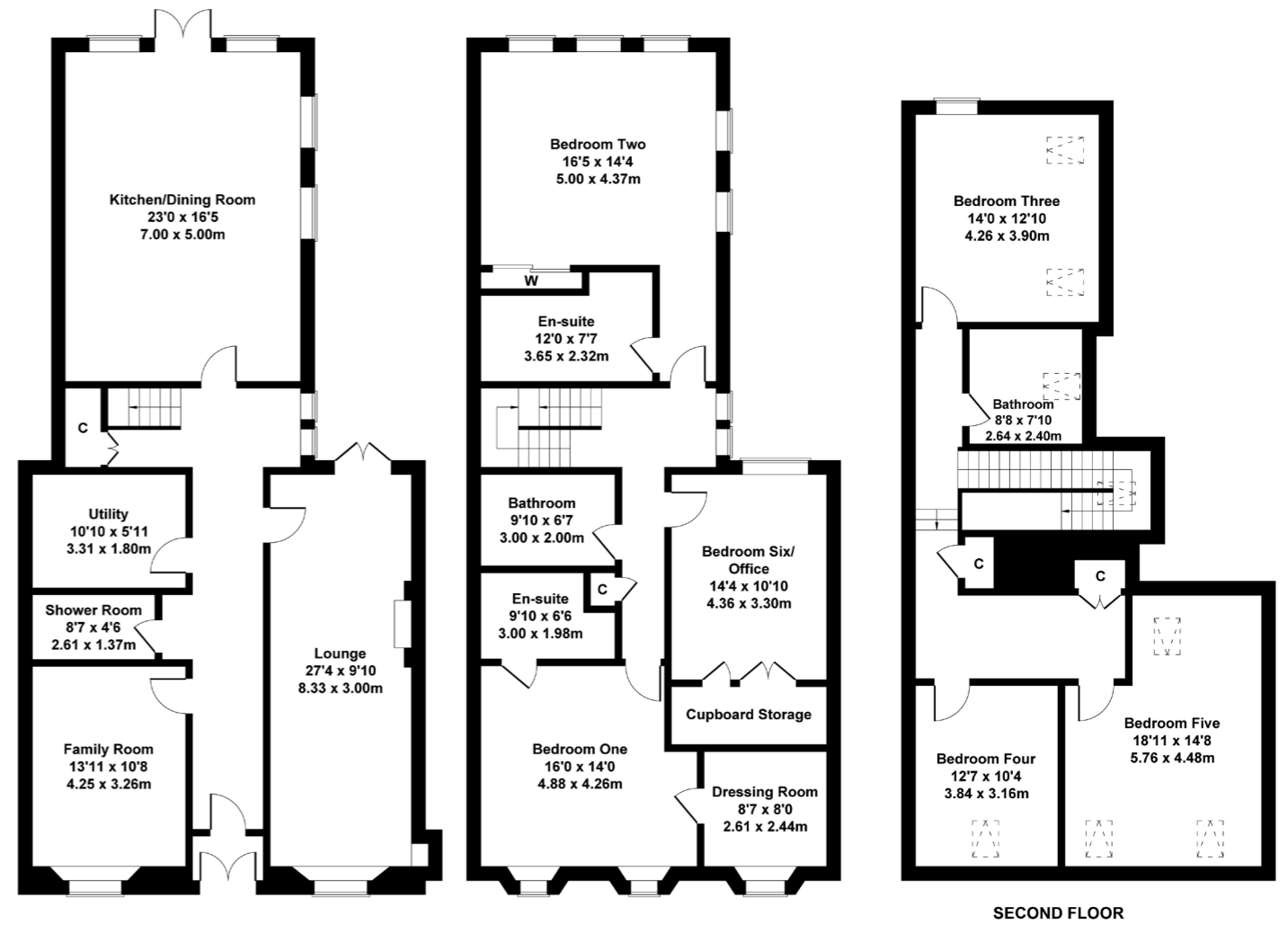
The second floor landing area is particularly bright and airy and gives access to three further double sized bedrooms (one used as a gym/games room) and there is a further main family bathroom on this floor with full tiling and modern finishing.

The outside space to the rear elevation is fully enclosed, lawned, has well stocked planting area and patio area. Recently constructed detached store/outhouse. Built to conservation standards with traditional finishing, sash and casement windows and slate roof. Fitted with power and light. Gated access to the rear providing access to three private parking spaces. EV charger installed.









GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

The conservation village of Eaglesham is a fine example of late 18th Century planning and architecture, and the village was designated Scotland's first outstanding conservation area in 1960. The village provides a range of local shops, upmarket hotels, bars, restaurants, popular village primary school and is also within the catchment radius for nationally recognised schooling. Some of Scotland's finest independent schools are also easily accessible on the south side of Glasgow. The surrounding countryside offers quiet country lanes, fishing, and a number of highly regarded golf courses. There are regular bus services provided to the city centre and excellent motorway networks providing swift access to Glasgow and Ayrshire. Busby Station, Clarkston Station and Hairyres Station are the local train stations. Both Glasgow and Prestwick airports are also within easy reach.

NM4277 | Sat Nav: The Cross Keys, 3 Montgomery Street, Eaglesham, G76 0AS

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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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