



48 POLNOON STREET
EAGLESHAM

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4 | BEDROOMS

1 | BATHROOM

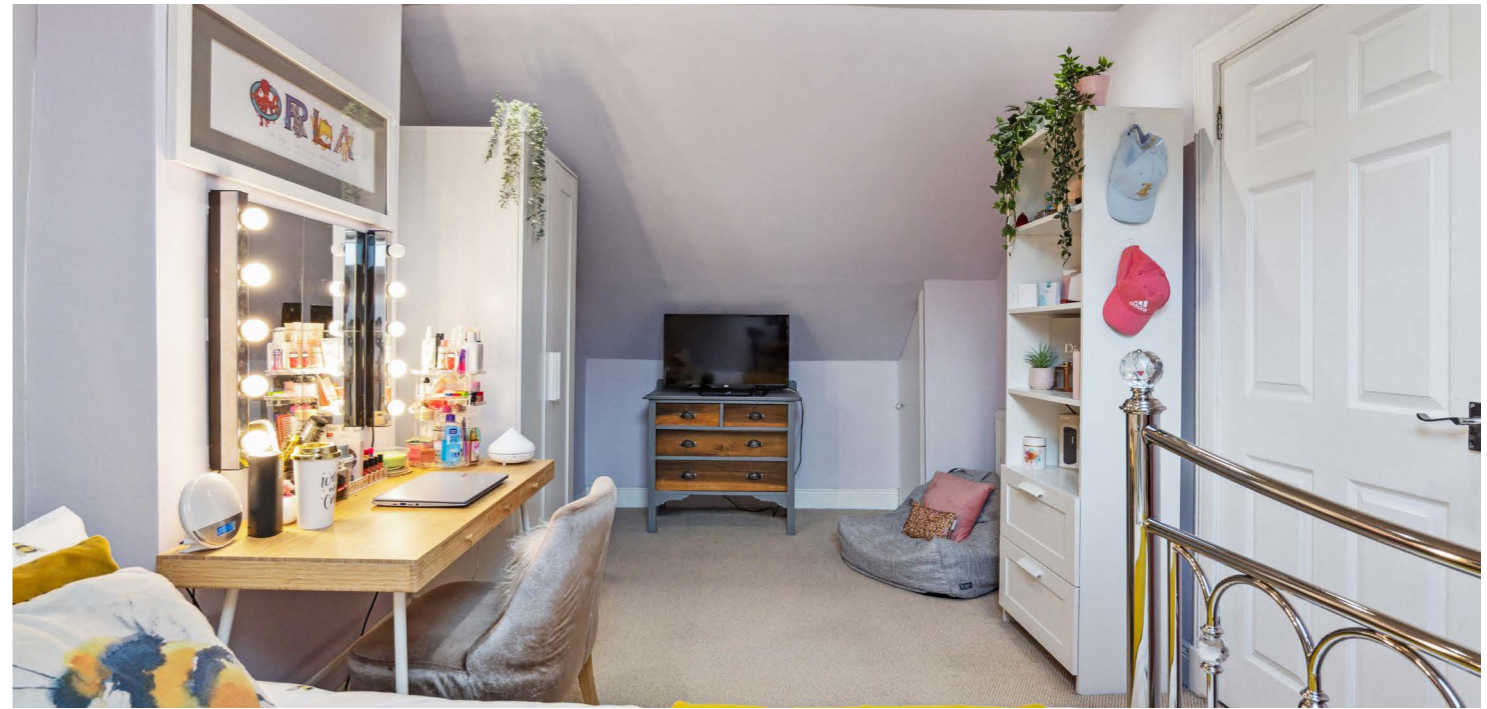
2 | PUBLIC ROOMS

A pretty detached cottage set within the conservation village of Eaglesham.

This pretty detached cottage style home enjoys a highly sought after location within the popular conservation village of Eaglesham. Set within wonderful garden grounds, the subjects offer a unique opportunity to the local marketplace and could potentially suit a variety of purchasers.

The ground floor accommodation extends to entrance porch area, traditional reception hallway, lovely bay windowed double bedroom to front, generous formal lounge with feature log burner, access to rear facing garden room and French doors to gardens. The ground floor is completed by a reconfigured open plan kitchen/dining/living area with second feature log burner and runs the full depth of the house, with useful utility/porch to side and a modern bathroom. The upstairs landing area gives access to two spacious double bedrooms, and good fourth bedroom. The specification of the property includes a system of gas central heating, double glazing, hardwood flooring, traditional panelled doors, and overall, the subjects display a lovely presentation and decoration throughout.

Externally the property is set within generous expansive mature garden grounds. Patio area. Significant lawned area, with the benefit of a cabin situated at the bottom of the garden fitted with power and light which could be suitable for a variety of uses. Outdoor dining area/socialising space with pizza oven. Unusually the property has the added benefit of off-street parking with driveway to front.





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 Hairmyres Station are the local train stations. Both Glasgow and Prestwick airports are also within easy reach.

NM4284 | Sat Nav: 48 Polnoon Street, Eaglesham, G76 0BB

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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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