



EASTWOOD
ESTATE

Eastwood Estate offers an unparalleled lifestyle opportunity, beautifully positioned in a tranquil semi-rural setting on the fringes of the affluent Newton Mearns suburb.

Highlighting this unique offering is the opportunity to own one of three exclusive residential building plots. Each plot comes with detailed planning permission and presents a rare opportunity to construct your dream home within a luxurious estate. Tailor your new residence, to create a home that perfectly suits your preferences and lifestyle.

Spanning 105 acres, Eastwood Estate is set to feature a variety of premium amenities including a newly crafted 12-hole golf course, an elegant clubhouse, serene wellness retreat for parents who can enjoy pilates, meditation and mindfulness while their infants tackle natural outdoor activities.

This development not only offers luxury living but also provides unparalleled access to leisure facilities, all set within a picturesque landscape that ensures both tranquility and easy access to urban amenities.

Acquiring a plot at Eastwood Estate is more than just purchasing property - it's investing in a lifestyle of elegance and leisure in one of Glasgow's most sought-after locations.



Lochan House

Lochan House is an exquisite 5-bed property that sits with a plot of circa 0.65 acres.

Extending to 5,570sqft, it boasts five generously sized bedrooms and a vast family kitchen with a dining area, perfect for family gatherings.

Additional features include a practical boot room and laundry room. The home is designed for luxury and leisure, featuring a beautiful sunroom, an in-house games room/gym, and a wine cellar for the connoisseur.

With a south-facing orientation, the house offers stunning views over the picturesque adjacent countryside. Architectural elegance is evident in its natural slate roof and period-style sash and casement windows.

Externally, there is a 3-car garage with an office that sits on the first floor.







Earn House

Earn House, a 5-bedroom property elegantly situated on a plot that's roughly 1.5 acres in size, showcases a spacious footprint of 4,865 sq ft.

The journey inside begins with an entrance vestibule, accompanied by a convenient adjacent cloakroom. It opens into a grand dining hallway that flows into the principal drawing room.

The home's heart is an outstandingly large kitchen/dining/family room, complemented by an adjacent boot room and laundry, additional cloakroom, larder, and wine cellar, as well as a walk-in cloakroom. The ground floor also features a cosy TV/snug room and a charming guest bedroom with an adjacent shower room and WC. The upper level presents an expansive galleried landing that leads to the luxurious principal bedroom suite complete with a dressing area and en-suite.

Three additional bedrooms, three more bathrooms, and a large attic space complete this magnificent residence, making it a perfect blend of grandeur and functionality.







Eastwood House

Eastwood House is a majestic 5-bed home that spans over 7,000 sq ft and is set within a sprawling 1.4-acre, or thereby, plot.

The grandeur begins in a spacious vestibule, leading into a spectacular reception hallway. It boasts an expansive dining area with French doors opening to the gardens, a principal drawing room, and a spacious kitchen featuring a bay-windowed breakfasting/dining area adjacent to a sunroom.

Additional amenities include a large boot room with a laundry area, a TV/cinema room, and a guest bedroom on the ground floor with an adjacent shower room. The home is also designed to include a wine cellar, a larder, and an expansive cloaks area.

Upstairs, the accommodation impresses with a luxurious principal bedroom suite, three additional bedrooms each with en-suite facilities and built-in storage, and a sixth bedroom that can double as a home office.

Ample storage space is also provided, ensuring practicality alongside this home's luxurious appeal.







Your Home *Your Way*

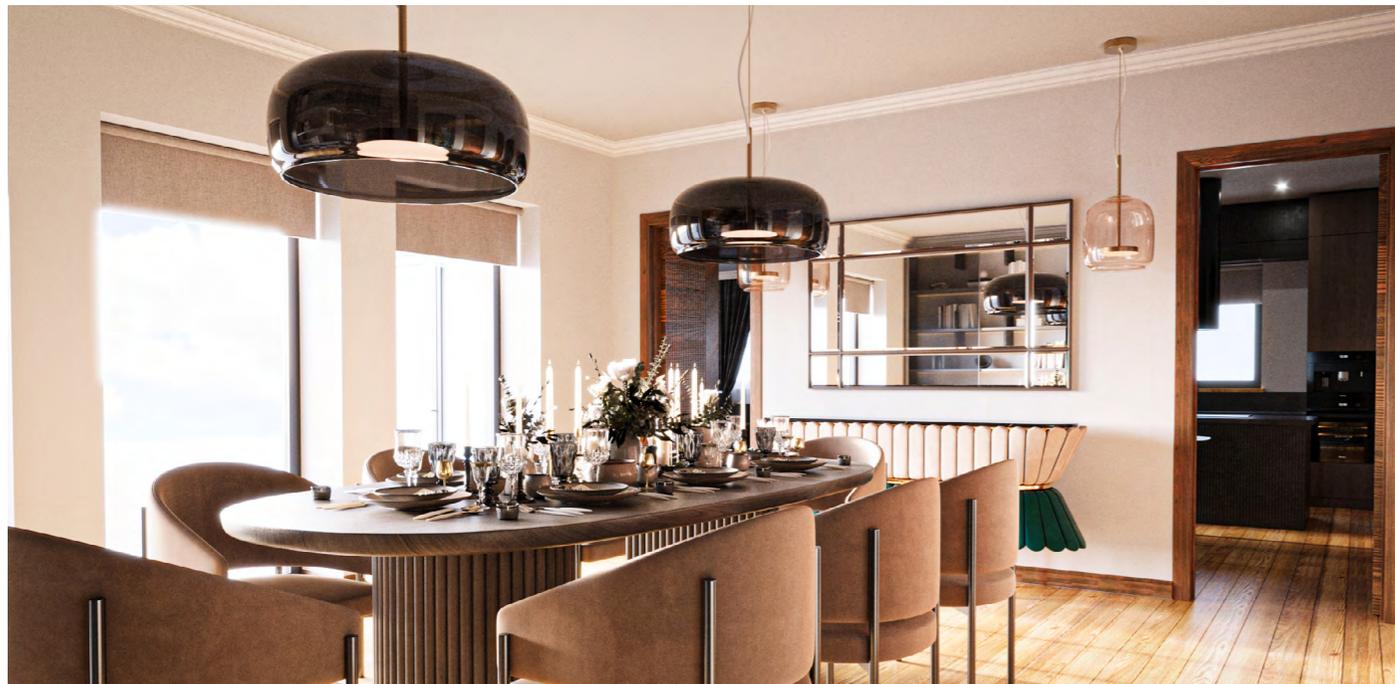
At Eastwood Estate, we believe your home should be a reflection of your personal style and aspirations. With the flexibility to create within the boundaries of pre-agreed planning permissions, you can build a home that is truly your own. Choose from an array of sophisticated kitchen styles, whether you prefer the sleek, modern lines of a contemporary design or the warm, inviting tones of a classic farmhouse aesthetic.

The customisation extends to the bathrooms, where you can select from a variety of luxurious tiling options, fixtures, and finishes to create a spa-like retreat that aligns with your taste.

Flooring choices are just as diverse, with elegant hardwoods, polished concrete, and plush carpets to lay the foundation of your home's character.

Your home at Eastwood Estate is not just a place to live; it's a space crafted by you, for you, to meet the unique needs and dreams of your family.





Key

- APPLICATION BOUNDARY
- Tees
- Fairway
- Greens
- Bunker
- Existing Pond
- Marshy Ground
- Existing Trees/ Shrubs
- Existing Watercourses
- Existing Drainage Ditches
- Existing Track/ Path on site
- Existing Roads
- Existing Buildings
- Proposed Site Access
- Proposed Planting
- Proposed Estate Roads/Paths
- Proposed Acoustic Barriers comprising fencing on earth mounding & screen planting



Proposed 12-Hole Course		
Hole	Yards	Par
1	156	3
2	365	4
3	305	4
4	390	4
5	130	3
6	182	3
7	307	4
8	339	4
9	319	4
10	120	3
11	144	3
12	408	4
Total	3,165	43

Local Area

Eastwood Estate is nestled on the outskirts of Newton Mearns, a jewel within the south side of Glasgow, and one of the most coveted suburbs for its serenity and upscale living. This prime location is ideally situated for access to a myriad of amenities, catering to all your lifestyle needs. Renowned nationally for its excellent educational institutions, families at Eastwood Estate benefit from proximity to top-tier schools including Mearns Academy and Hutchesons Grammar School, ensuring a bright future for children.

Just a stone's throw away, residents can indulge in upscale shopping experiences at Silverburn (11 minutes) and the cosmopolitan hub of Glasgow's City Centre (17 minutes), whilst the Ayrshire Coast is just 30 minutes by car. For those who thrive in the outdoors, the area is a haven of recreational activities. From prestigious golf courses that appeal to enthusiasts of all skill levels, to lush parks perfect for family picnics and leisurely strolls, and tennis clubs for the athletically inclined, there is no shortage of options to stay active and engaged.

Additionally, the vicinity is ripe with country pursuits and scenic spots ideal for weekend getaways and adventure seekers. Transport is convenient with local train stations such as Patterton Station and Whitecraigs Station.

Disclaimer: All images are for illustrative purposes only and the final product may vary - full architectural plans can be made available. Plot sizes are an approximation and definitive sizes should be confirmed between the buyer and seller, respectively.



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What Three Words
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