



WATERSIDE COTTAGE
WATERSIDE ROAD, CARMUNNOCK

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5 | BEDROOMS

2 | BATHROOMS

5 | PUBLIC ROOMS

A category C listed country home with private gardens of over 1.5 acres.

Waterside Cottage is a splendid, detached country residence that is set within garden grounds which extend to over 1.5 acres. The subjects enjoy a high degree of privacy and are distinguished by a white washed exterior. In addition to providing exceptionally spacious highly flexible family accommodation there is a detached double garage and a detached shed providing further storage.

The property enjoys an idyllic semi rural setting between the villages of Thorntonhall and Carmunnock, close to the border with East Renfrewshire. Carmunnock being the last remaining village within Glasgow, provides a conservation centre and there are nearby transport links via road and Busby train station.

Waterside Cottage is category C listed and is distinguished by its white washed stone exterior set under a traditional roof system. The original cottage dates to circa 1792 and has been further extended with the conversion of adjacent/attached barn/byre and re-roofed in 2003.

The specification of the property includes oil fired central heating with upgraded boiler in 2021, mainly double glazed replacement windows with some original sash and casement windows and the property has a security alarm system. The property is serviced by a septic tank.

Extending to approximately 3750 square feet or thereby, the accommodation provides entrance vestibule, large reception hallway/sitting area with log burning stove, cloakroom/WC, dining room, large lounge/sunroom with log burning stove, dining sized kitchen leading onto a further sitting area with utility area off. Inner hallway gives access to two double bedrooms, bathroom, large boot room and access to the converted byre which extends to an extraordinary volume of space and light and is currently used as a gym/recreation room with double height vaulted ceiling, wrought iron spiral staircase leading to mezzanine bedroom with exposed beams and rafters. The upper accommodation over the main cottage offers two double bedrooms.

The garden grounds are undoubtedly one of the main features and are mainly laid to lawn. Fencing at the perimeter along with mature trees and well stocked planting beds and water feature. Large terrace, patio area and vegetable patch. Private road access to gated driveway with central roundel offering parking for multiple vehicles. Detached stone built garage with twin up and over doors, fitted with power and light. Additional timber storage shed.





Carmunnock is the last remaining rural village within the city boundary of Glasgow. It has a conservation centre which includes a thriving coffee shop, helpful pharmacy, excellent village shop, admired restaurant and historical Parish Church. The village has an excellent primary and nursery school. Situated on the edge of the Cathkin Braes provides easy access to a full range of outdoor pursuits such as the Commonwealth Mountain bike circuit, Cathkin Golf course, equestrian facilities and country walks. A full range of sporting and leisure facilities are also available within the surrounding district. There is a direct bus service to East Kilbride and Glasgow city centre and Busby Train Station is approximately one and half miles away also giving access to the city. The nearby suburbs of Clarkston and Newton Mearns provide independent retailers and shopping outlets and there are further covered malls in East Kilbride and Newton Mearns.

NM4379 | Sat Nav: Waterside Cottage, Waterside Road, Carmunnock, G76 9HN

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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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