



# GLENGOWER

17 THE LOANING, WHITECRAIGS

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5 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

**A highly impressive, detached residence enjoying a prime residential location.**

This traditional detached villa enjoys a highly sought after location within the exclusive Whitecraigs district. Set within generous garden grounds and enjoying wonderful open aspects across Cathcart Castle Golf Course, the subjects present a unique and wonderful opportunity to the local marketplace.

Immediately distinctive by way of its attractive front elevation, the ground floor accommodation extends to entrance vestibule, broad tradition style paneled reception hallway, beautiful dual aspect formal lounge with feature fireplace, splendid formal dining room with lovely open aspects to the rear, lovely TV/ family room, extended dining kitchen with a range of wall and base mounted units, complimentary worksurfaces and central island. The ground floor is completed by useful laundry/utility room, cloakroom and downstairs bathroom. A broad and spacious staircase ascends to a lovely upper landing area providing access to generous principal bedroom with wonderful open aspects across Cathcart Castle Golf Course, generous second dual aspect bedroom with fitted storage, lovely third bedroom, good fourth bedroom and modern main family bathroom with separate shower enclosure. The lower ground level provides a fantastic family room with access via French doors to rear terrace/gardens, further fifth bedroom, bathroom, significant storage on this level and great games room with integral access to double garage. The specification of the property includes a system of gas central heating, partial double glazing, beautiful wood paneling, feature stained glass, hardwood flooring and the wonderful room sizes and ceiling heights are reflective of the property's heritage.

Externally the property is set within generous, mature and highly established garden grounds which are easily maintained by way of raised terrace area and lawned area. Gardens retain a high degree of privacy and benefit from wonderful views across the golf course. Driveway to side providing ample vehicular parking and access to integral garage at rear.





Whitecraigs continues to be one of the most desirable residential suburbs on Glasgow's south side. A haven for young growing families, the district is synonymous with some of the best schooling in the West of Scotland. Moreover, there are excellent transport links via bus and train close at hand, in addition to local motorway links (M77/M8) providing swift access to the city centre and Ayrshire. There are two train stations within close proximity, Whitecraigs Train Station and Giffnock Train Station. There are numerous independent shops, restaurants and delicatessens only a short distance away. An abundance of sports and leisure facilities are available within East Renfrewshire including David Lloyd Sports Club, Nuffield Health Gym, Whitecraigs Golf Club, Whitecraigs and Giffnock Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

**NM4367** | Sat Nav: Glengower, 17 The Loaning, Whitecraigs, G46 6SF  
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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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