



**21 AIRYLIGG DRIVE**  
EAGLESHAM

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5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

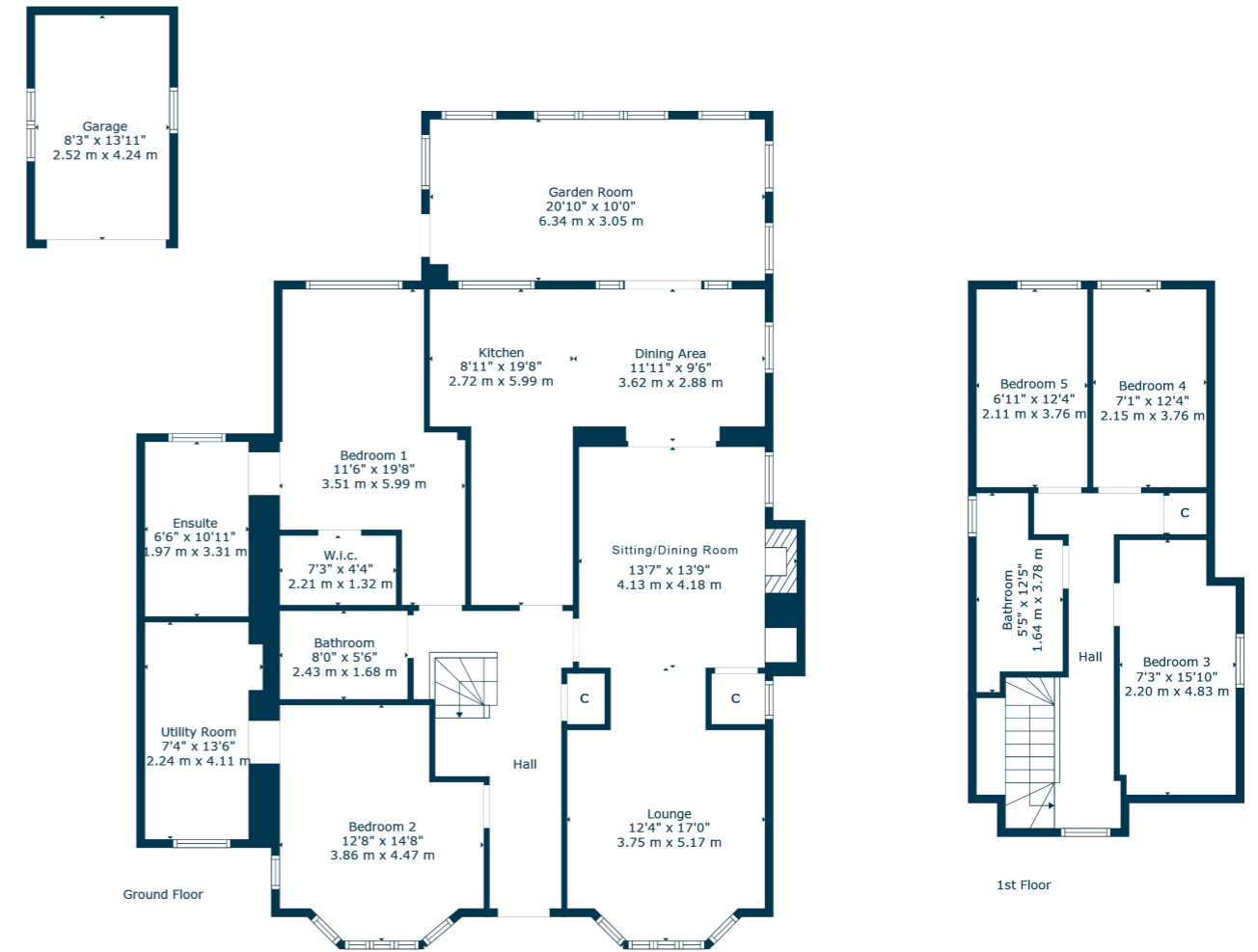
**An impressive, detached bungalow set within private garden grounds.**

This traditional detached bungalow has been significantly improved and upgraded to provide a fantastic family home. Displaying extended accommodation encompassed over a two storey layout, the subjects are set within private garden grounds and enjoy a highly sought after village location.

The ground floor accommodation extends to traditional style reception hallway with storage adjacent, generous bay windowed formal lounge to front with semi open plan access through to sitting/family room which in turn provides access through to dining area open to modern fitted kitchen with a range of wall and base mounted units. There is a further spacious garden room to the rear of the property which generates an abundance of light and also provides access to rear gardens. There is a generous principal bedroom with walk in wardrobe and en-suite bathroom, main shower room, and further downstairs double bedroom with useful laundry/utility room adjacent. Upstairs provides three further good bedrooms and modern bathroom. The specification includes a system of Air Source heating, Solar panels and battery storage, double glazing, and overall, the subjects are well presented and decorated throughout.

Externally the property is set within private, easily maintained landscaped rear gardens with large deck area. Said gardens are secure and not overlooked. Driveway to front/side providing ample vehicular parking.





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.

**NM4415** | Sat Nav:21 Airylygg Drive, Eaglesham, G76 0LJ

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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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Corum Newton Mearns  
134 Ayr Road, Newton Mearns, G77 6EG

**Tel:** 0141 639 5888

**Email:** [n.mearns@corumproperty.co.uk](mailto:n.mearns@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)