



Lynhurst, 5 Wellknowe Road, Thorntonhall

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Situation

Thorntonhall is a quiet leafy village, located approximately 8 miles south west of Glasgow, characterised by substantial detached houses in a series of tree lined streets and cul-de-sacs and is recognised as one of Glasgow's premier residential addresses. Several substantial modern mansions have been built on the sites of the original dwellings and significant ongoing investment continues to be made by the residents in their homes

A regular train service runs from Thorntonhall to Glasgow Central Station and excellent shopping facilities can be found in East Kilbride (3 miles) and Newton Mearns (4 miles). There are a number of golf courses in the area and also a selection of local health clubs. Calderglen Country Park is also within easy reach.

The neighbouring suburbs of East Kilbride, Clarkston and Newton Mearns are acknowledged for their standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

Schooling can be found locally at South Lanarkshire Primary and Secondary Schools. Private schooling is available on the Southside of Glasgow at Hutchesons' Grammar School, Belmont House and at Hamilton College and Fernhill School.

The M77 provides commuter access to the City Centre, Glasgow Airport and along with the Southern Orbital provides an excellent connection to the Central Scotland motorway network as well as south towards Ayrshire and Prestwick Airport.









Description

Seldom available, a well presented period detached home set within generous and secluded garden grounds, located in one of Thorntonhall's most coveted address.

Lynhurst is fine Edwardian family home, built in 1910, has been upgraded and carefully maintained by the current owners and retains much of its period charm. The front elevation of the property belies the generous and flexible layout internally comprising:

Ground Floor: Entrance Vestibule. Bright and welcoming reception hallway with cloaks and a guest WC, and an impressive staircase to the upper floor. Generous dual aspect drawing room with lovely original features and a butler's pantry, feature fireplace and aspects over the garden grounds. Bay window sitting room affording access to the conservatory overlooking the gardens. Bay window dining room with Bi - Fold door opening to garden. Open plan layout to kitchen. Well appointed refitted modern kitchen fitted with a full complement of wall mounted and floor standing units, island with breakfasting bar, integrated appliances and complementary granite worktop surfaces. Rear hall providing access to utility room, WC and staircase to former maid's room.

Upper Floors: Bright and spacious upper landing. Master bedroom with ensuite bathroom. Three further bedrooms. An attractively refitted house bathroom with separate walk in shower enclosure completes the internal accommodation.

A particular feature of this Lynhurst is the outstanding gardens. The established grounds are enclosed and provide privacy and seclusion. Automatic security gates open to a large chipped driveway offering ample space for several cars, leading to a detached triple garage with electric automatic doors. Well-tended gardens with an extensive area of lawn, Gazebo and large terrace for entertaining. Workshop and garden store.

The property is further complemented by gas central heating, partial double glazing and is protected by a security alarm system.













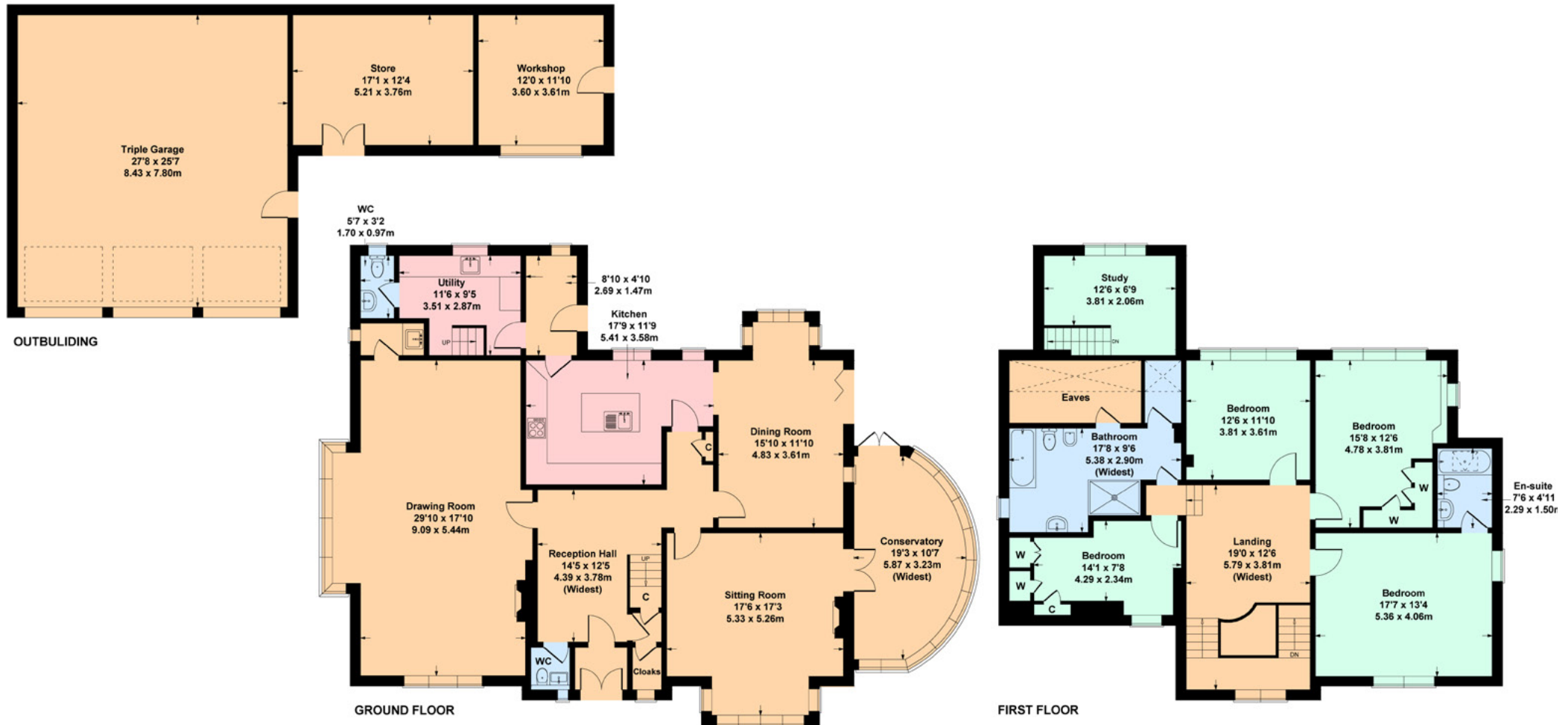
Lynhurst, 5 Wellknowe Road, Thorntonhall G74 5AH

Approximate gross internal area

Main House = 3,238 sq ft - 301sq m

Outbuildings = 1,077 sq ft - 100 sq m

Total = 4,315 sq ft - 401 sq m



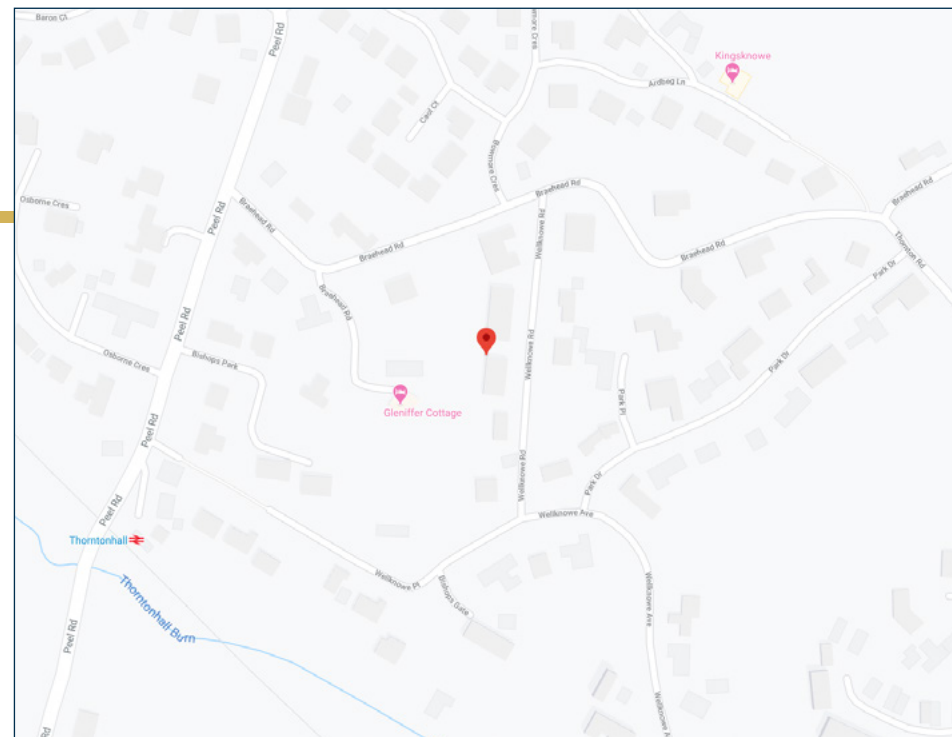
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020



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Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

South Lanarkshire Council
Band H

Fixtures and Fittings

Only items specifically mentioned in the sale particulars
are included in the sale price.

Energy Efficiency Rating

Band D

Services

The property will be supplied by mains water, drainage
and electricity. Gas central heating.

Local Authority

South Lanarkshire Council
Almada Street,
Hamilton, South Lanarkshire
ML3 0AA
Tel: 0303 123 1015

Property Reference 1614

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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