



33 Bowmore Crescent, Thorntonhall

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Situation

Thorntonhall is a quiet leafy village, located approximately 8 miles south west of Glasgow City Centre, 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.

A regular train service runs from Thorntonhall to Glasgow Central Station and excellent shopping facilities can be found in East Kilbride, Clarkston and Newton Mearns. There are several golf courses in the area and a selection of local health clubs. The James Hamilton Heritage Park and 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.

The M77/M8 provides commuter access to the City Centre, Glasgow Airport and along with the Glasgow Southern Orbital provides an excellent connection to the Central Scotland motorway network as well as south towards Ayrshire and Prestwick Airport. 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, Hamilton College and Fernhill School.









Description

A well presented six apartment detached bungalow, set Seldom available, a beautifully presented and spacious detached villa, built by Cala Homes, set within attractive gardens, only a short walk to Thorntonhall Train Station.

Internally the property provides very flexible accommodation formed over three levels, well designed for family living and extending to around XXX Sqft (XXX Sqm), not including garage.

The accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hall with staircase to upper floor. Spacious drawing room with feature fireplace. Sitting room overlooking the rear gardens. Family room/study. Well appointed, dining kitchen with a full complement of wall mounted and floor standing units, integrated appliances, complementary worktop surfaces and breakfasting bar. Space dining table and chairs. Separate utility room with internal courtesy door to the garage. Cloaks and guest WC.

First Floor: Large upper hallway with a seating area. Generous principal bay window bedroom with a dressing area and attractively refitted ensuite shower room with twin vanities. Bedroom two with fitted wardrobes and an ensuite shower room. Bedroom three with fitted wardrobes. Bedroom four with fitted wardrobes. Bedroom five with storage. Stunning refitted house bathroom with separate shower enclosure. Staircase to second floor.

Second Floor: Bedroom six with an ensuite shower room. Games room/bedroom seven.

The property is further complemented by gas central heating, double glazing and benefits from generous corner gardens, providing privacy and shelter, with terraces. The driveway provides ample off street parking and leads to a double integral garage.















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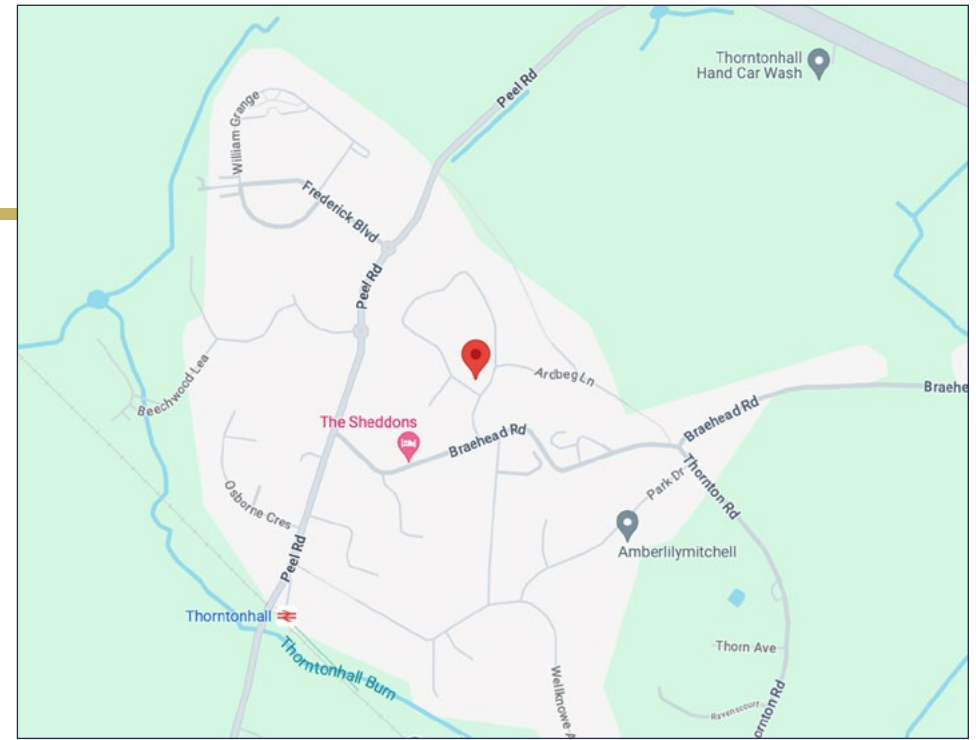
Approximate gross internal area
Main House 3455 sq ft - 321 sq m
Garage 355 sq ft - 33 sq m
Total 3810 sq ft - 354 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting 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. 2024

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.



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place, Busby Road
Clarkston, G76 7RB
Telephone 0141 638 4541
mail@nicolestateagents.co.uk

Outgoings

South Lanarkshire Council
Band G

Fixtures and Fittings

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

Energy Efficiency Rating

Band C

Services

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

Local Authority

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

Property Reference 3093

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