



15 Wellknowe Avenue, Thorntonhall

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Nicol Estate Agents





## Nicol Estate Agents

### Situation

Thorntonhall is a quiet leafy semi-rural 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. A number of 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.

Private schooling is available on the Southside of Glasgow at Hutchesons' Grammar School, Craigholme, Belmont House and also at Hamilton College.

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

A deceptively spacious and beautifully upgraded detached bungalow, offering scale and proportion of accommodation that is seldom found today, located opposite mature woodlands.

The accommodation is formed over two levels, and comprises:

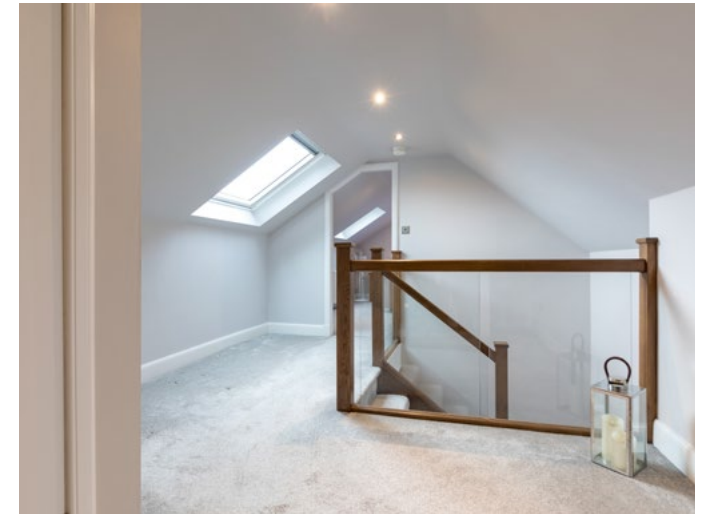
Ground floor: Lovely courtyard entrance. Reception area, leading to an impressive and generously proportioned entertaining hall with bespoke window seating, dining area and games space. Stairs down from the hall open to the sitting room, which features a media wall and aspects over the private rear gardens. The hall in turn also provides open plan access to the family room and breakfasting kitchen which a fireplace as a separation. Refitted breakfasting kitchen, fitted with a range of wall mounted and floor standing units, complementary worktop surfaces and breakfast bar. Separate utility room. Bedroom one with fitted wardrobes and an ensuite shower room. Bedroom two with an ensuite shower room. Bedroom three/cinema room. House shower room completes the lower accommodation.

First floor: Bedroom four. Bedroom five. Useful WC.

The house itself is set back from Wellknowe Avenue. There is a driveway offering ample space for a number of cars. The established grounds are enclosed and provide privacy and seclusion. The property is further complemented by gas central heating and double glazing.





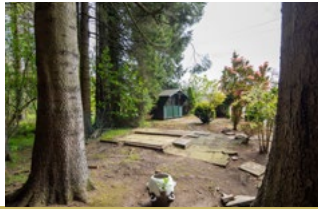






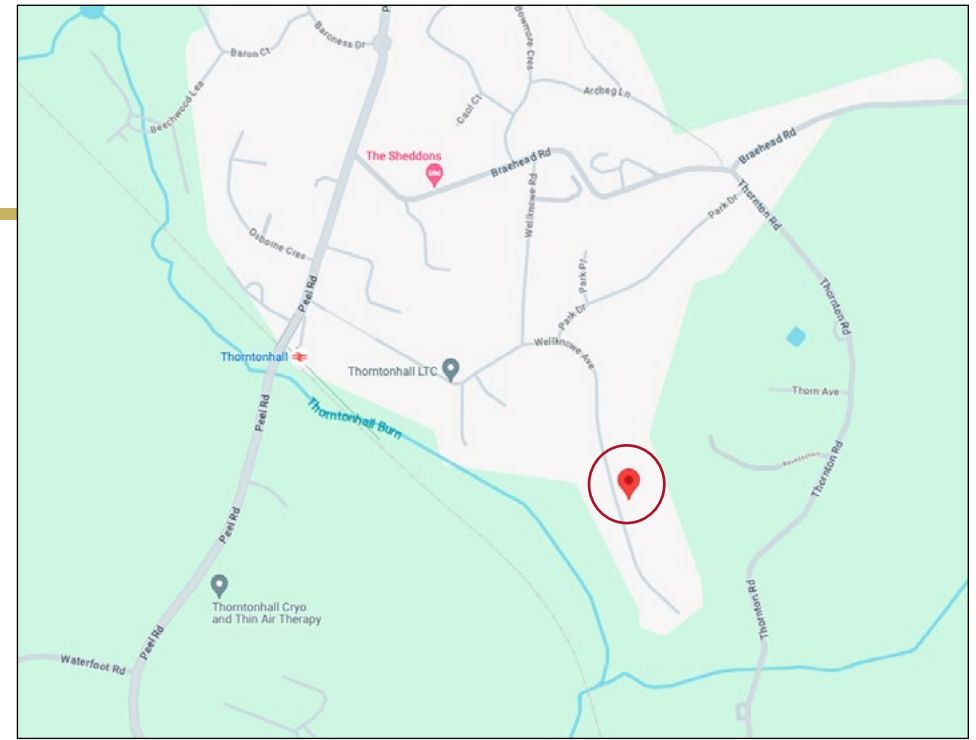


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## 15 Wellknowe Avenue, Thorntonhall, G74 5AR

Approximate gross internal area = 2946 sq ft - 273.6 sqm  
(excluding courtyard)



### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road  
Newton Mearns, Glasgow.  
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, 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 3130

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.

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