



18 William Grange, 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

SSeldom available and beautifully presented, a spacious five bedroom detached villa By Cala Homes, set within this small cul de sac of executive detached homes, only a short walk to Thorntonhall Train Station.

Internally the 'Moncrief' house style, provides generous and flexible accommodation formed over two levels, well designed for family living and extending to around 2,358 Sqft (219 Sqm) not including the double garage.

The accommodation comprises:

Ground Floor: Welcoming reception hall with staircase to upper floor. Lounge with a feature fireplace and views onto the front gardens. Well appointed dining kitchen with a full complement of wall mounted and floor standing units, integrated appliances, complementary worktop surfaces and breakfasting bar. The kitchen is on an open plan arrangement to the family room, which in turn affords access to the rear garden via bi-folding doors. Separate utility room with internal courtesy door to the garage. Cloaks and guest WC.

First Floor: Large upper hallway with good storage. Principal bedroom with fitted wardrobes, a Juliet balcony and generous ensuite shower room with twin vanities. Bedroom two with fitted wardrobes and an ensuite shower room. Bedroom three with fitted wardrobes and an ensuite shower room. Bedroom four with fitted wardrobes. Bedroom five and bedroom six/study. The house bathroom with separate shower enclosure completes the accommodation.















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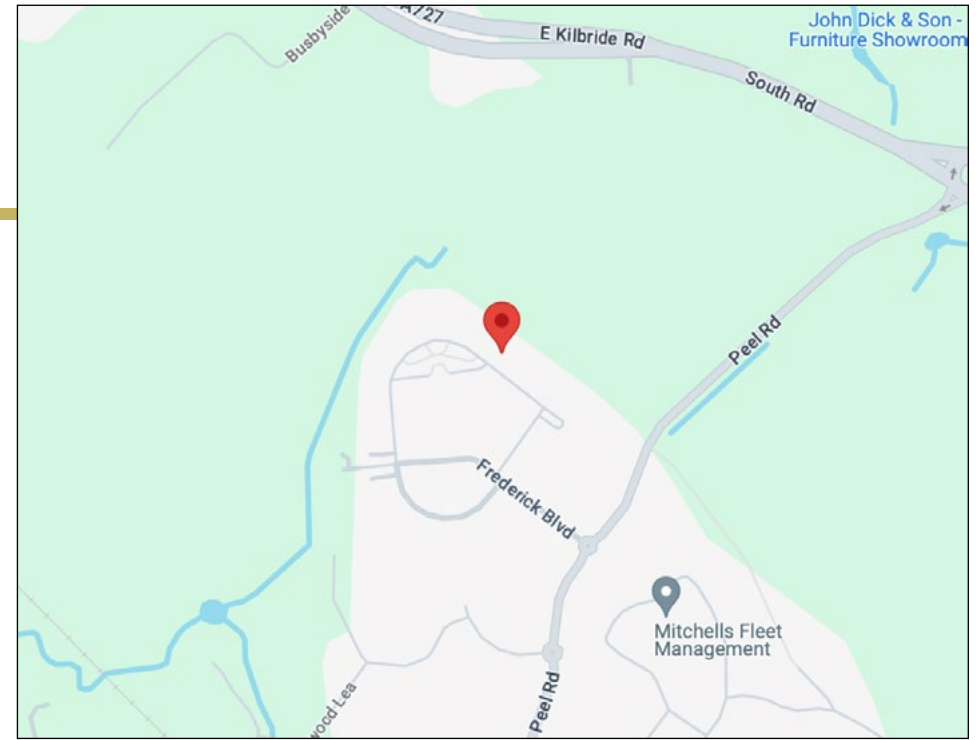


18 William Grange, Thorntonhall G74 5DF

Approximate gross internal area = 219.1 sq m - 2358.6 sq ft

Garage = 30.1 sq m - 323.8 sq ft

Total = 249.2 sq m - 2682.4 sq ft



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 G

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 3191

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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