



Tannoch House, 9 Pollick Road, Uplawmoor, East Renfrewshire

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## Situation

Situated in a quiet residential pocket of East Renfrewshire, Uplawmoor is a small quaint village only a short distance away from the local amenities and popular Uplawmoor Primary School.

This semi rural village is located approximately 15 miles to the Southwest of Glasgow's City Centre, around 11 miles from Glasgow Airport and is conveniently situated for commuter access to M77/M8, the Glasgow Southern Orbital and provides an excellent connection to the Central Scotland motorway network, as well as towards Ayrshire and Prestwick Airport.

The neighbouring districts of Barrhead, Neilston and Newton Mearns provide a broad range of local shops, supermarkets, leisure centres, libraries, restaurants, banks and health care facilities, with regular bus and rail services to Glasgow City Centre. Silverburn and Braehead Shopping Centres are around 8 mile and 15 miles away respectfully. Pollick Avenue is in the catchment for Eastwood High School in Newton Mearns.

The local countryside caters for a wide range of sports and leisure activities including fishing, golf and all equestrian pursuits, Loch Libo, a Scottish Wildlife Trust site, the Dams to Darnley Country Park, as well as East Renfrewshire Council's own excellent sports and leisure.











## Description

An impressive new build five/six bedroom home, situated in a quite cul de sac, finished to a high standard and specification, positioned within generous garden grounds and enjoying views over the surrounding countryside and Pollick Glen.

A contemporary detached villa, classically symmetrical in design, principally built of white rendered brick walls, with stone detailing, under a pitched tiled roof, carefully and thoughtfully planned internally with generous living spaces, enhancing the feeling of space and natural light.

The property extends to around 4,133 Sqft (or 384 Sqm) and offers a scale and proportion of accommodation over two levels that is seldom found today, with many rooms oriented to enjoy the views over the surrounding countryside.

The proposed accommodation will comprise:

**Ground Floor:** A covered entrance leads to a large welcoming reception hall with double height ceiling. Staircase ascends to the first floor. Spacious sitting/dining room with a roof lantern and Bi-Fold doors overlooking the rear garden and surrounding countryside. Family room with French doors opening to the terrace. Bay window snug/ home office. Well appointed kitchen with central island unit and French doors opening to the terrace and gardens, again enjoying views over the surrounding countryside. Separate utility room. Bay window bedroom six/gym with ensuite bathroom. Guest WC and cloaks storage.

**First Floor:** Galleried upper landing gives access to five double bedrooms. Generous and spacious principal bedroom suite with walk in dressing room and ensuite bathroom with twin vanities and a separate walk in shower enclosure. Bedroom two with ensuite shower room. Bedroom three with ensuite shower room. Bedroom four and bedroom five are serviced by the Jack and Jill ensuite bathroom, with twin vanities and a separate walk in shower enclosure.

A particular feature of this fine home is the generous gardens. The front elevation is set back from Pollick Avenue with landscaped lawed areas and a driveway.

Extensive garden grounds with a large terrace running along the rear elevation, affording pleasant aspects overlooking the surrounding countryside and Pollick Glen.







## STANDARD SPECIFICATION

### EXTERNAL

Professional designed timber frame structure  
Marley grey concrete interlinking roof tiles  
White roughcast walls with feature Fyfestone Buff Stone Block  
Bi-fold doors to rear of property.

### INTERIOR

All internal walls and ceilings will be coated in white emulsion paint  
Skirtings and door facings will be painted white  
Oak doors throughout with contemporary chrome level style handles.  
Option to have fitted wardrobes to bedrooms.

### KITCHEN

Professionally designed kitchen with centre island and facilities for integrated appliances  
including fridge/freezer, dishwasher, oven, microwave, induction hob and extractor hood.  
Silestone worktops.

### UTILITY ROOM

Separate large utility room with stainless steel sink, laminated worktop, fitted storage units,  
facility for washer/dryer.

### BATHROOMS

Guest downstairs cloakroom for guests with wc and sink  
All 5 upstairs bedrooms have access to en-suites  
Downstairs bedroom with ensuite

### SANITARYWARE

All bathrooms and en-suites with quality white sanitaryware. Heated towel rails, chrome taps, fittings and downlights

### HEATING

Air Source Heating System  
Underfloor heating on ground floor  
Thermostatically controlled radiators throughout upper floor

### FLOORING

Opportunity to select flooring of choice in main areas

### LANDSCAPING

Private garden to rear with timber fencing.  
Driveway to front providing parking.  
External power point  
External cold water tap

### GENERAL

Smoke, heat and CO2 detectors  
Provision for external lighting

### ARCHITECTS CERTIFICATE

The property will be covered by a 10 year architect's certificate

### Agents Note:

Subject to timing there will be a choice of kitchen cabinets, worktops and tiling.

Please note that items specified in the literature may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Measurements provided have not been surveyed on site. The measurements have been taken from plans, and as such may be subject to variation during the course of construction. Changes to current specification may be requested and subject to time of construction and installation.

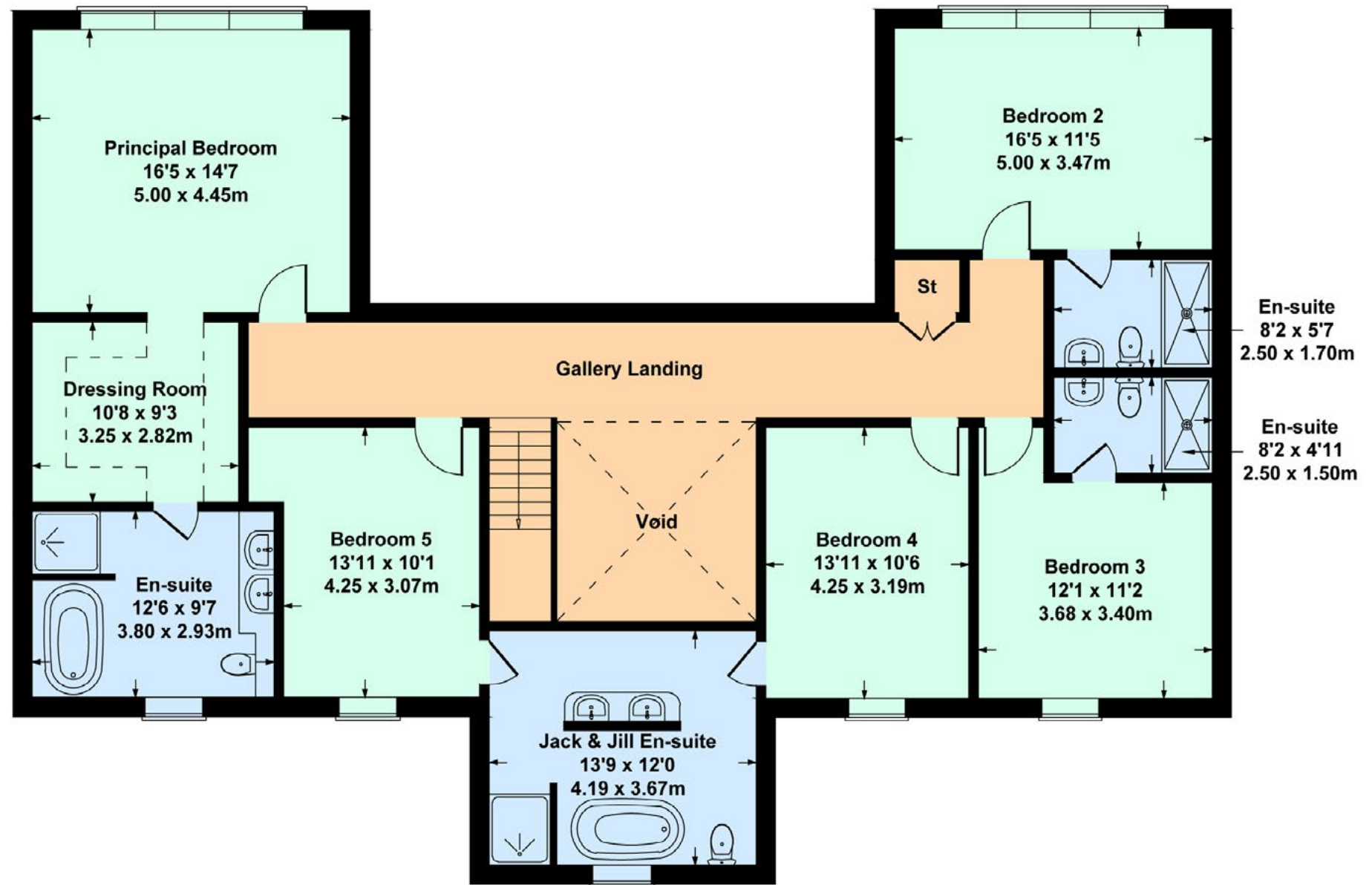


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Approximate gross internal area = 4133 sq ft - 384 sq m





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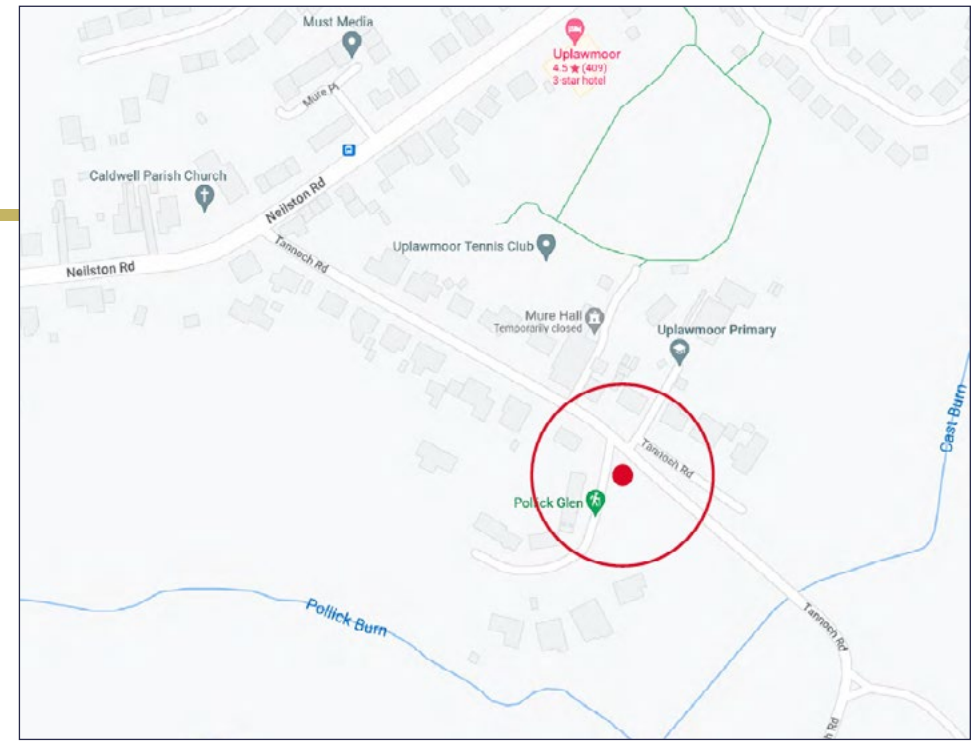
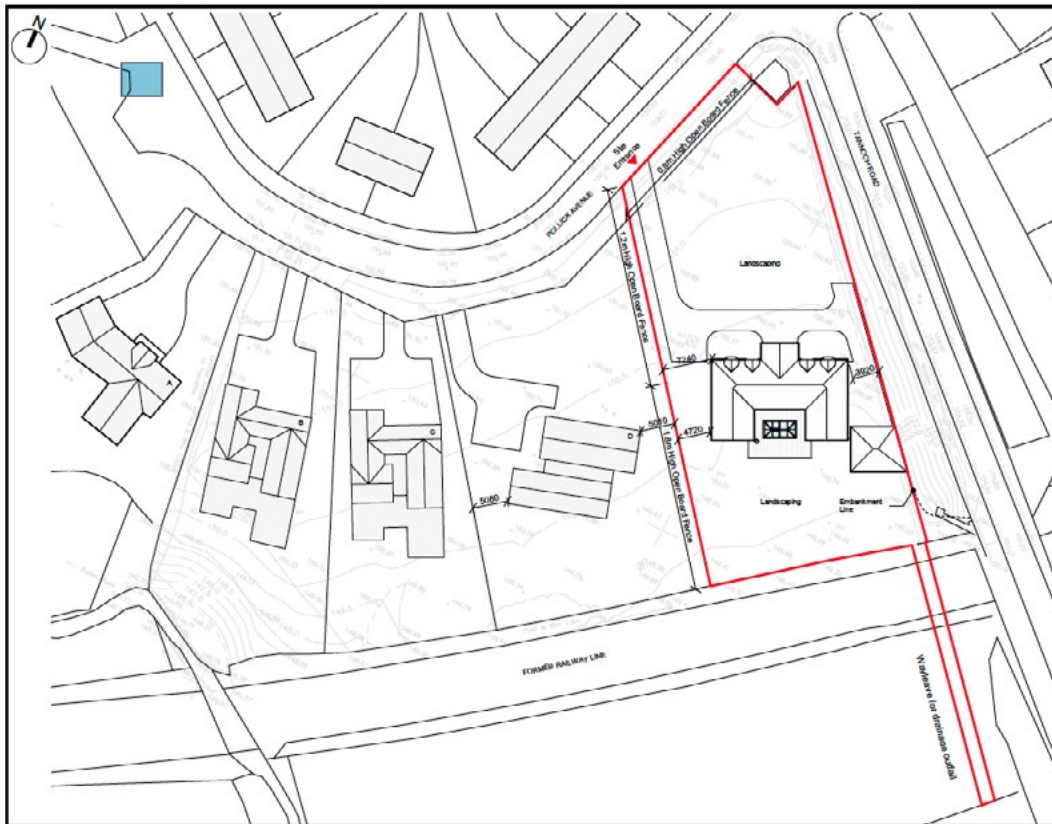




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### Viewing

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

### Outgoings

East Renfrewshire Council  
Band tbc

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band tbc

### Services

The property will be supplied by mains water and  
electricity.

### Local Authority

East Renfrewshire Council  
Eastwood Park  
Rouken Glen Road  
Giffnock G46 6UG  
Tel: (0141) 577 3000

Property Reference Pollick Avenue

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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