

Springvale, 328 Glasgow Road, Waterfoot



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# Situation

Springvale offers a wonderful opportunity to acquire a period residence within outstanding garden grounds and views over the White Cart River and surrounding countryside.

The property sits within this sought after stretch of Glasgow Road. Waterfoot is positioned between the villages of Eaglesham and the high amenity suburb of Clarkston.

Waterfoot provides semi-rural living with swift access to the neighbouring suburbs of Newton Mearns, Clarkston and the village of Eaglesham. Waterfoot is located approximately 10 miles from Glasgow City Centre. Commuter routes are served by the Glasgow Southern Orbital, M77 and M8 motorways, which also provide around 30 minute journey times to both Glasgow and Prestwick International Airports.

Newton Mearns, Eaglesham and Clarkston are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Bonnyton, Cathcart and Whitecraigs Golf Clubs, several tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools and Springvale is within easy reach of the Belmont House School and a number of school-run pick-up points for private schools in Glasgow.

















## Description

Seldom available, an outstanding and beautifully presented extended detached home, redesigned, upgraded and carefully maintained by the current owners, set within a generous plot that retains a high degree of privacy.

This fine home retains some lovely period features from the 1930s and a scale and proportion of accommodation that is seldom found today, and extends to around 3,215 Sqft (299 Sqm), affording well appointed and flexible accommodation over three levels.

### The complete accommodation comprises:

Ground Floor: Entrance vestibule. A spacious and impressive welcoming octagonal reception hallway with staircase to upper level. Generous bay window lounge with fireplace enjoying aspects over the front garden. Bay window home office. Bedroom one with refitted ensuite shower room and fitted wardrobes. Bedroom two. Modern shower room. A few steps lead from the reception hall to the spacious, combined dining and kitchen affording wonderful views to the rear of the property. Well appointed refitted bespoke dining size kitchen with integrated appliances and granite worktops. Family room with double height vaulted ceiling, enjoys views over White Cart Water and countryside beyond. Staircase to lower ground floor.

Lower Ground Floor: A bright open plan dining and utility area with patio doors opening to a generous terrace and garden grounds. Modern refitted shower room. Bight and spacious sitting room with doors opening to terrace and enjoying aspects towards the rear. Bedroom three with integrated pull-down bed and fitted wardrobes.

First Floor: Bright upper landing with storage, provides access to three further bedrooms. Bedroom four is particularly spacious and commands stunning views to the rear and has fitted wardrobes and refitted ensuite shower room. Bedroom five and bedroom six, both have fitted wardrobes and views to the front of the property, and are serviced by an attractively refitted shower room

A particular feature is the outstanding gardens grounds running to the water's edge to the rear of the property. The grounds provide privacy and shelter. The gardens boast expansive lawns, seasonally colourful, well stocked borders and strategically positioned terraces, ideal for entertaining and enjoying lovely river aspects.

The property benefits from gas central heating and double glazing. There is a driveway to the front and side offering parking for multiple vehicles.

















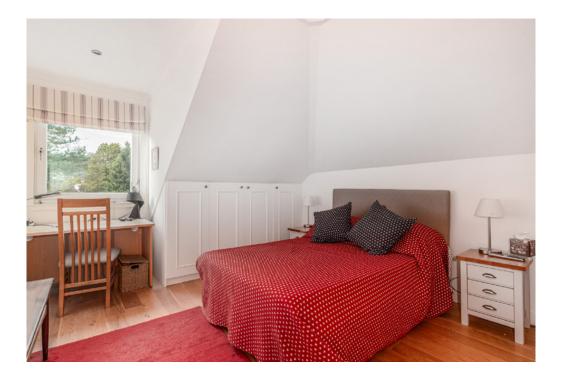
















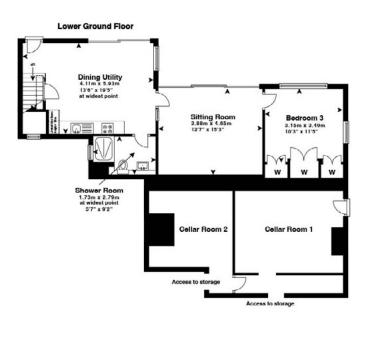






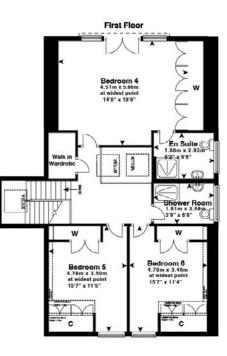
We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.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







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.



#### 'Springvale' 328 Glasgow Road, Waterfoot, Glasgow G76 0EW

Approx floor area: 298.71 sq m / 3215.09 sq ft Garage: 14.8 sq m / 159.29 sq ft Cellar Space: 33.62 sqm / 361.88 sqft TOTAL: 347.133 sqm / 3736.3 sqft Includes Limited Use Space of: 8.96 sqm / 97.87 sqft

#### Indicates area of Limited Use Space

Plan produced for Nicol Estate Agents by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.









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 Council Tax 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

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

Property Reference 3266

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