



Polnoon Cottage, South Road, Eaglesham

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Situation

Polnoon Cottage occupies a picturesque rural position just outside the historic conservation village of Eaglesham.

The East Renfrewshire village of Eaglesham is steeped in history, from its ancient origins as a Christian centre, through castles and cotton mills, to its fame as the spot where Hitler's deputy Rudolf Hess landed in the Second World War. Many of the buildings within Eaglesham are listed and Eaglesham was designated Scotland's first outstanding conservation area in 1960.

Eaglesham is served by a renowned primary school, churches, a library and a wide variety of local services such as garage, shops, galleries and restaurants. For secondary education Eaglesham is in the catchment of the highly acclaimed Mearns Castle and St Ninians High Schools as well as being easily accessible for the numerous Glasgow private schools.

Clarkston and Newton Mearns 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 David Lloyd Rouken Glen, Parklands Country Club, Bonnyton, Williamwood and Whitecraigs Golf Clubs, Tennis Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Eaglesham is conveniently located for access to The Avenue Shopping Centre and Greenlaw Village Retail Park. East Kilbride has an excellent range of local shops, Shopping Centre with cinema complex and the Kingsgate Retail Park only a short distance away.

Polnoon Cottage enjoys easy access to the main Scottish motorway network that leads to all major arterial routes throughout Scotland and the South. The Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick airports. Rail travel, with regular service to Glasgow, is available from both Hairmyres in East Kilbride and Thorntonhall, each just a few minutes' drive from Eaglesham.













Description

Polnoon Cottage is a stunning home commanding expansive views over the surrounding countryside positioned within extensive gardens grounds, yet only a few minutes' drive to nearby amenities, commuting links.

Locally admired and regarded as one of Eaglesham's finest homes, this substantial cottage style detached villa with an attached mews cottage affords spacious, well appointed accommodation arranged over two floors, providing flexible accommodation, with many of the principal apartments oriented to enjoy the views over the private garden grounds and surrounding countryside, well designed for family living.

The attached mews cottage with a private separate access, would make an ideal as a granny/teenager's flat.

The accommodation extended to around 3546 Sqft (329 Sqm) and comprises:

Polnoon Cottage:

Ground Floor: Welcoming reception hallway with staircase to side leading to upper floor, open plan layout to living room, with feature woodburner and hearth, flagstone flooring, door opening to gardens and built in bookcases. Spacious and beautifully presented dual aspect drawing room overlooking the front and rear gardens with open firebox and timber surround. Formal dining room overlooking front gardens and countryside beyond. Generous sitting room with aspects over rear gardens, open fire and French doors to garden. Well appointed and bright refitted dining kitchen equipped with a range of wall mounted and floor standing units, integrated appliances and complementary granite worktops. Home office and guest WC.

First Floor: A spacious upper landing with storage. Large principal bedroom suite with lovely aspects to side and front over the surrounding countryside, walk in wardrobe, fitted wardrobe and attractively refitted ensuite bathroom with spa bath and separate walk in shower. Bedroom two, again of double proportions and with fitted wardrobes and refitted ensuite shower room. Bedrooms three and bedroom four are both double size bedrooms, benefit from fitted wardrobes and are serviced by a refitted Jack and Jill style ensuite bathroom, with rainfall shower above bath.









Description

Mews Cottage:

The attached mews cottage affords excellent additional accommodation with a private separate access and would make an ideal granny/teenager's flat. The utility room currently connects both properties.

The accommodation comprises:

Entrance hall. Family room/playroom. Utility room. Two bedrooms and an attractively refitted bathroom.

A particular feature of Polnoon Cottage is the outstanding gardens, extending to around one acre or thereby. The established grounds are enclosed and provide privacy and seclusion with expansive views over the surrounding countryside. To the rear of the property there is a well-tended garden with an extensive area of lawn and large terrace, bordered by the Enoch Burn. 16 Sqm garden cabin with decked terrace and views over the garden grounds and Enoch Burn.

The house itself is set back from South Road and there is a twin driveway offering ample space for several cars, one leading to a single garage.

The property is further complimented by LPG gas central heating, replacement double glazing and is protected by a security alarm system and external CCTV.















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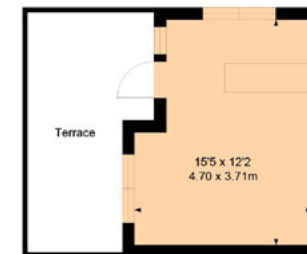
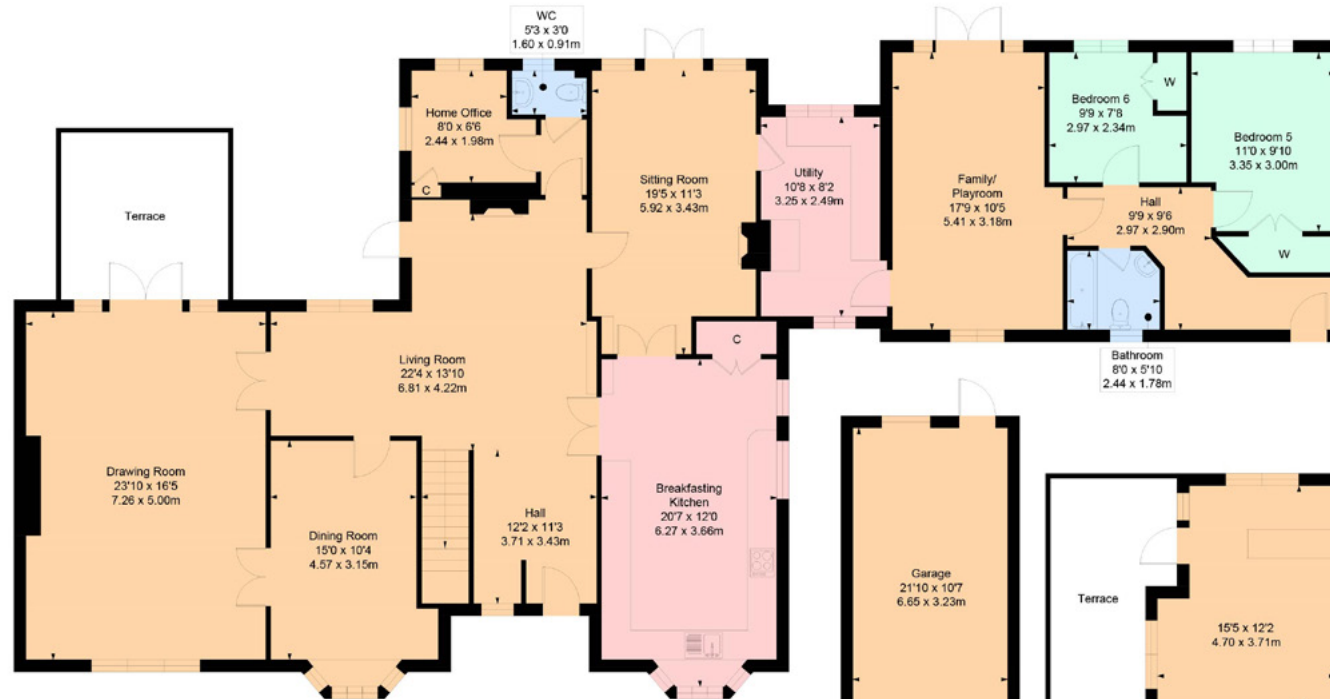
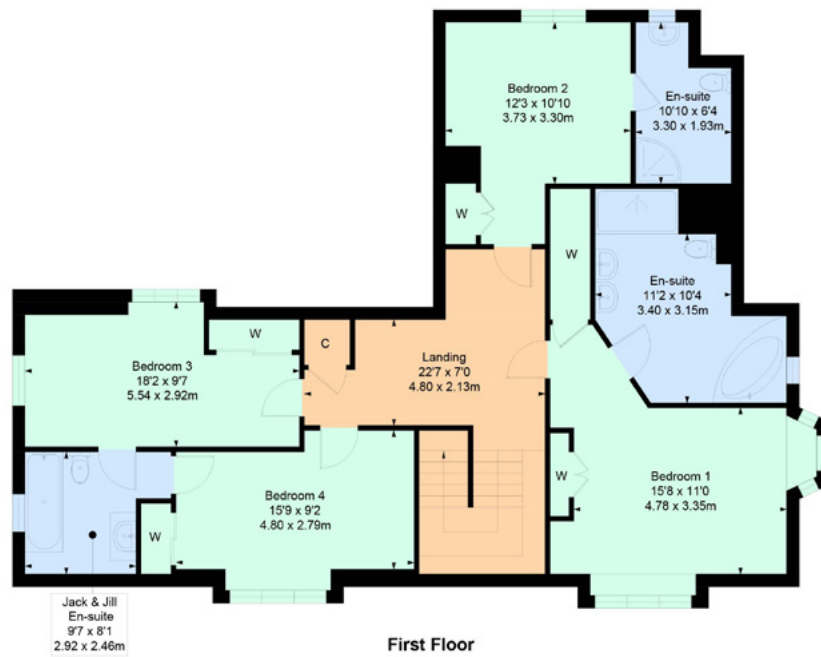
Polnoon Cottage, South Road, Eaglesham, G76 0PG

Approximate gross internal area
Polnoon Cottage = 3546 sq ft - 329 sq m
Garage = 231 sq ft - 21 sq m
Cabin = 171 sq ft - 16 sq m
Total = 3948 sq m - 366 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.

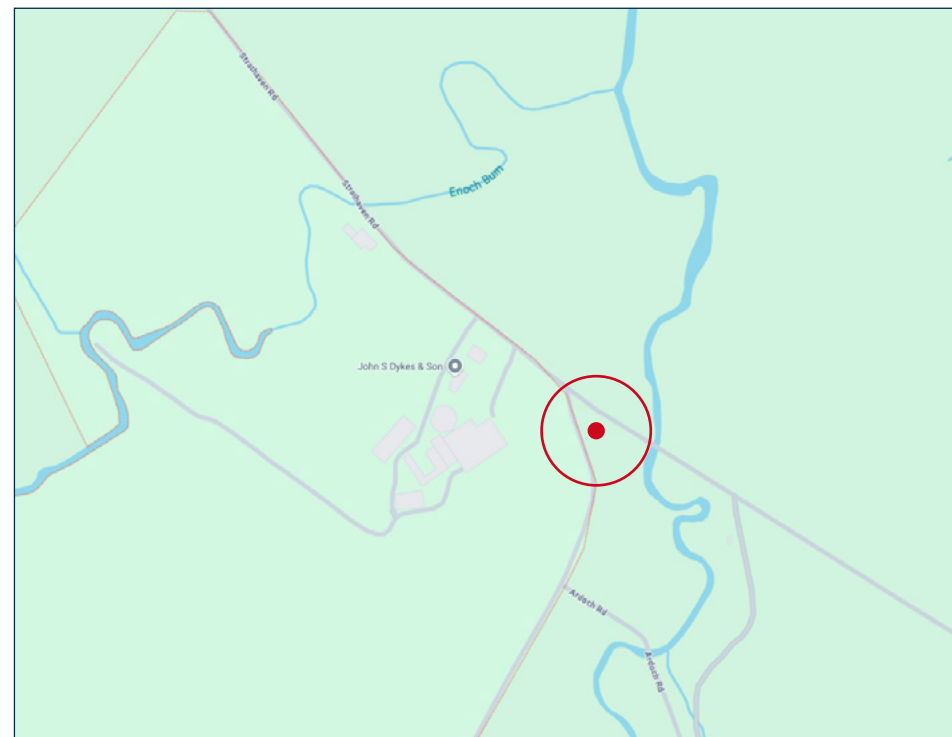
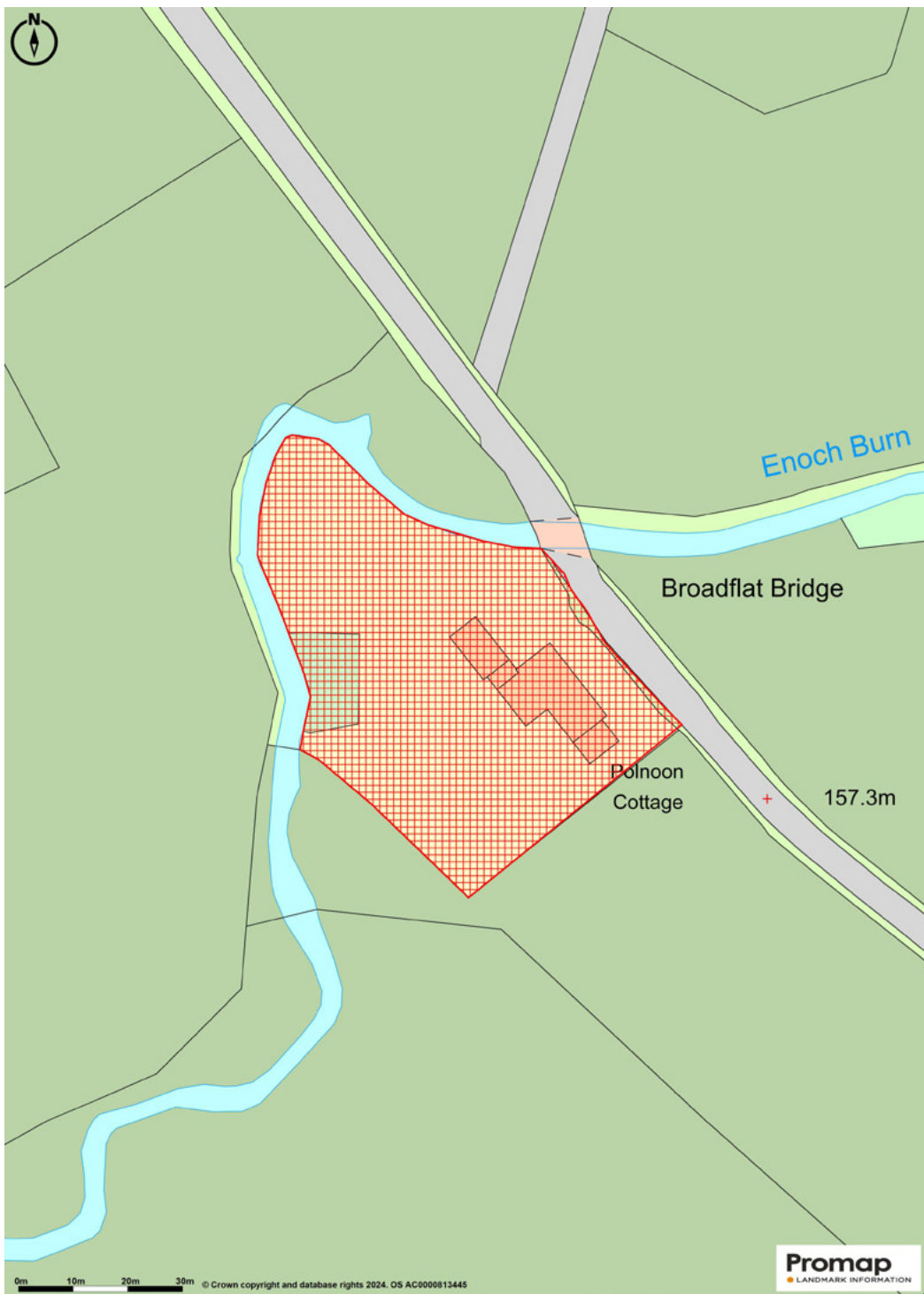
We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.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



Ground Floor

Garage

Cabin



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: E

Fixtures and Fittings

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

Energy Efficiency Rating

Band E

Services

The property is supplied by electricity, LPG central heating and drainage is by way of a septic tank.

Local Authority

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

Property Reference 3264

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