



1 Coulters Crescent, Coulter's Brae, Carmunnock

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Situation

The Coulter's Brae collection of homes has been positioned to make the most of the stunning views out to Cathkin Braes Country Park and Coulter's Wood. A village green greets your arrival at Coulter's Brae, with landscaped grounds, tree-lined avenue, natural stone walling and footpath connection to both the village and Coulter's Wood.

Carmunnock is the only remaining identifiable village within the City of Glasgow boundaries, lies around five miles south of the city centre and is surrounded by green belt land. The oldest part of Carmunnock Village was declared a conservation area in 1970. The village of Carmunnock provides its own local shop, coffee shop and renowned restaurant, Mitchell's.

Busby and Clarkston, around 1 mile away, provide a broader range of excellent shopping facilities, supermarkets, restaurants and numerous recreational facilities. East Kilbride Shopping Centre provides an extensive range of shops, restaurants and supermarkets. Schooling can be found locally both at primary and secondary levels. There are also excellent sports and recreational facilities in the immediate area including a selection of golf courses, Calderglen Park, Dollan Aquacentre and the James Hamilton Heritage Park.

Carmunnock is serviced by excellent road links which are situated close by giving easy access to Glasgow City Centre and East Kilbride. The Glasgow Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick Airports in particular.









Description

An upgraded and beautifully presented four/five bedroom detached villa, enjoying views over the Cathkin Braes, built in 2020 by Stewart Milne, located within the new and popular Coulters Brae development, on the outskirts of the village.

This 'Comrie' house style, the largest house style in Coulters Brae, has been upgraded and well maintained by the present owners, provides flexible stylish accommodation extending to around 1,973Sqft(183 Sqm) and comprises:

Ground Floor: Vestibule. Welcoming and generous reception hall with staircase to upper floor. Double doors open to a well presented sitting room. French doors opening to the landscaped and enclosed rear garden. Family room, positioned to front. Home office/ bedroom five. Bright and spacious combined dining room and kitchen. Ample space for dining table and chairs. French doors open to terrace and garden. Well appointed kitchen fitted with a range of wall mounted and floor standing units, integrated appliances and complementary stone worktop surfaces. Separate utility room. Guest WC.

First Floor: Upper landing providing access to four double bedrooms and storage cupboard. Generous principal bedroom, enjoying views over the Cathkin Braes and towards Glasgow City Centre, with dressing area, walk in wardrobe and an attractive ensuite bathroom, with separate walk in shower. Bedroom two with fitted wardrobes and ensuite shower room. Bedroom three with views over the Cathkin Braes. Bedroom four. The well appointed house bathroom with separate walk in shower completes the accommodation.

The property is further complemented by gas central heating and double glazing throughout. Well tended landscaped gardens enjoying a southerly orientation at rear, providing privacy and shelter, ideal for entertaining.

A driveway provides off street parking and leads to a detached double garage.

For added peace of mind, the property benefits from the balance of the NHBC Guarantee.

















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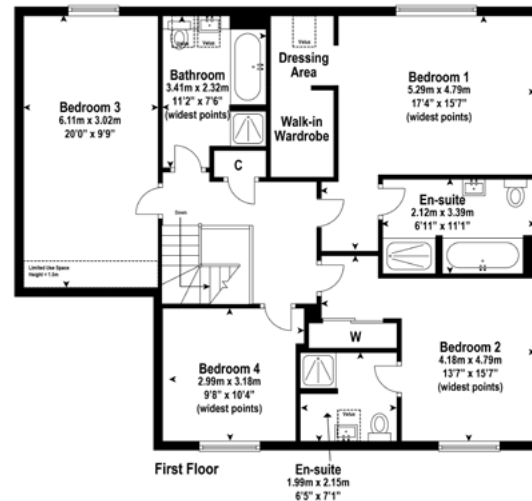
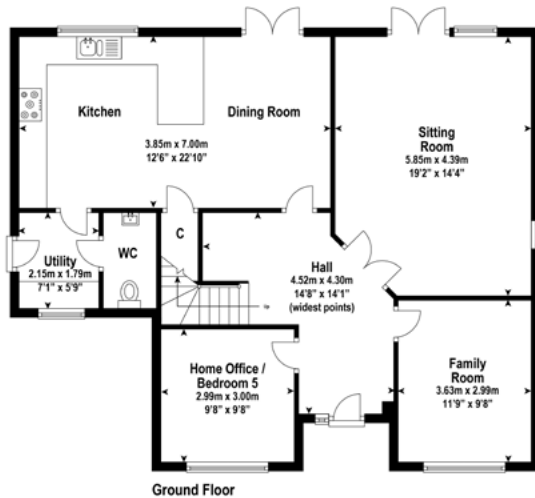


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For guidance. Not actual location of garage in relation to the property.



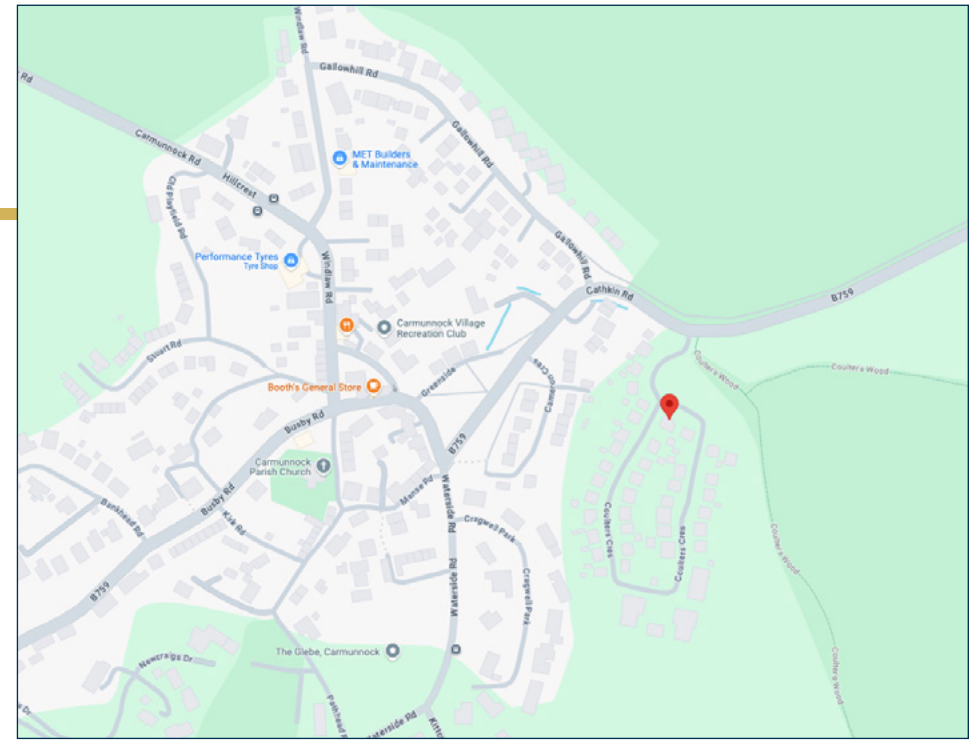
Approximate gross internal area
House = 1973.2 sq ft - 183.3 sq m
Garage = 268.6 sq ft - 25 sq m
Total = 2241.8 sq ft - 208.3 sq m



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.



Viewing

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

Outgoings

Glasgow City Council
Band G

Fixtures and Fittings

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

Energy Efficiency Rating

Band A

Services

The property will be supplied by mains water, electricity, gas and drainage.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU
Tel: 0141 287 2000

Property Reference 3238

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