



Picketlaw House, 93 Montgomery Street, Eaglesham

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Situation

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.

Picketlaw House 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

Rarely available, a magnificent period detached villa, located in the heart of Eaglesham, overlooking The Orry.

Picketlaw House, regarded as one of Eaglesham's finest homes, built circa 1804, is a truly wonderful family home, carefully upgraded and well maintained by the present owner, set within generous garden grounds. Internally, the property retains much of its original character and charm with a stylish modern interior and provides flexible accommodation, arranged over two floors.

The accommodation extends to around 2679 Sqft (249 Sqm) and comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with original staircase to side leading to upper floor. Double doors open to a fabulous and spacious dual aspect sitting room overlooking the front and side gardens. Feature wall with Timorous Beasties wallpaper, cast iron fireplace and working fire. Double doors open to the garden room, with feature exposed stone wall, wood burner and hearth. Generously proportioned, formal dining room, connecting to the kitchen, orangery and garden room. The orangery, has flagstone flooring, integrated irrigation system and has wonderful aspects over the rear garden. Well appointed refitted breakfasting kitchen equipped with a range of wall mounted and floor standing units, integrated appliances and complementary granite worktops. Utility room, in turn providing access to a downstairs toilet. Bedroom one, is a double bedroom, overlooks the front garden and has fitted wardrobes and benefits from a refitted ensuite bathroom, with a free standing bath.

First Floor: Upper landing with window to front, and storage cupboard. Bedrooms two and three are both double bedrooms and enjoy views across the front lawn towards The Orry. Bedroom four, again at double, overlooks the leafy rear gardens and has fitted wardrobes. An attractive refitted shower room completes the accommodation.

A particular feature of Picketlaw House is the extensive, mature gardens. To the front there is an expansive section of lawn with stone built seating area, with aspects over The Orry. The rear garden provides privacy and seclusion with sections of lawn and terraces, split by Eaglesham Burn and provides a very tranquil environment to relax and entertain.

Picketlaw House is well set back from Montgomery Street, and there is a driveway offering ample space for several cars

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







PICKETLAW















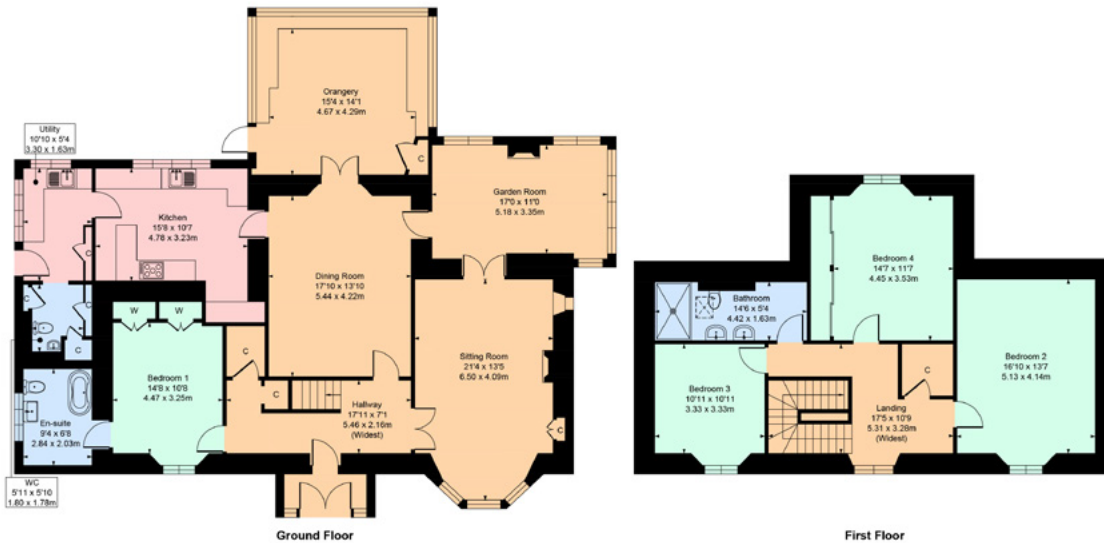


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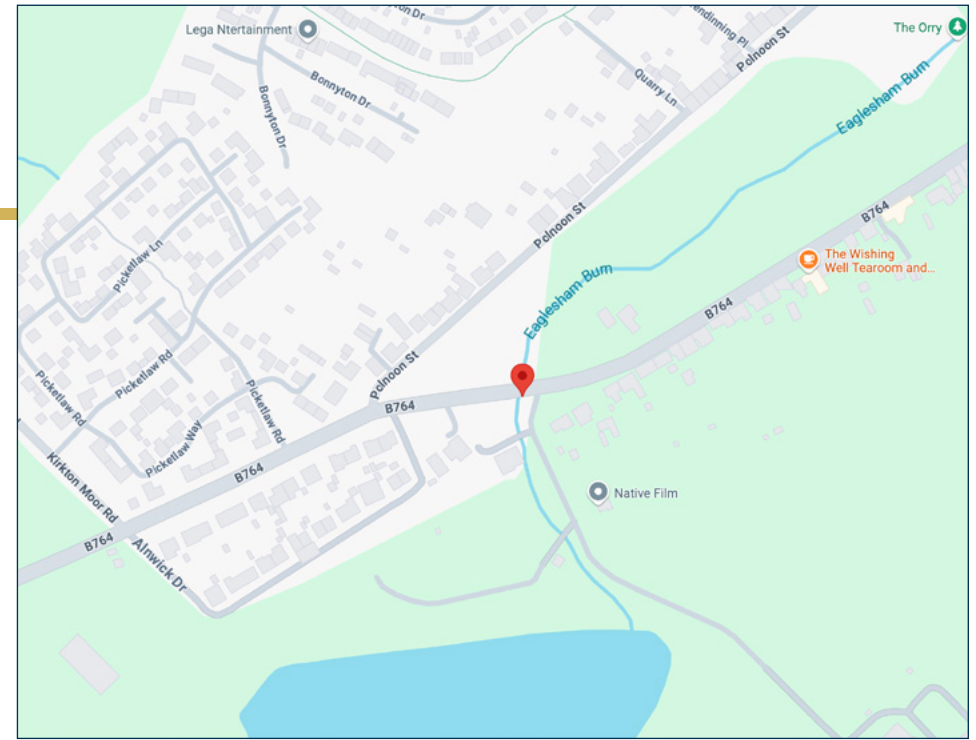
Approximate gross internal area 2,679 sq ft - 248.88 sq m



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.

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

East Renfrewshire 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 is supplied by electricity, gas central heating and mains drainage.

Local Authority

East Renfrewshire Council

Council headquarters

Eastwood Park, Rouken Glen Road

Giffnock G46 6UG

Tel: (0141) 577 3000

Property Reference 3296

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