



15 William Grange, Thorntonhall G74 5DF

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Situation

Thorntonhall is a quiet leafy village, located approximately 8 miles south west of Glasgow City Centre, characterised by substantial detached houses in a series of tree lined streets and cul-de-sacs and is recognised as one of Glasgow's premier residential addresses.

A regular train service runs from Thorntonhall to Glasgow Central Station and excellent shopping facilities can be found in East Kilbride, Clarkston and Newton Mearns. There are several golf courses in the area and a selection of local health clubs. The James Hamilton Heritage Park and Calderglen Country Park is also within easy reach.

The neighbouring suburbs of East Kilbride, Clarkston and Newton Mearns are acknowledged for their standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

The M77/M8 provides commuter access to the City Centre, Glasgow Airport and along with the Glasgow Southern Orbital provides an excellent connection to the Central Scotland motorway network as well as south towards Ayrshire and Prestwick Airport.

Schooling can be found locally at South Lanarkshire Primary and Secondary schools. Private schooling is available on the Southside of Glasgow at Belmont House, Hutchesons' Grammar School, Hamilton College and Fernhill School.









Property Description

Seldom available and occupying a favoured position within this sought after development, a beautifully presented and spacious five bedroom/ three ensuite/four public room detached villa By Cala Homes in 2017, set within generous corner, southerly facing gardens, located within this small cul de sac of executive detached homes, only a short walk to Thorntonhall Train Station.

Internally this Ramsay house style, has been upgraded and well maintained by the present owners and enjoys all the benefits of a new build home. The flexible and stylish accommodation is formed over two levels, well designed for family living and extends to around 2564Sqft (238 Sqm) not including the double integral garage, set within generous corner plot, with a sunny southerly facing garden.

The accommodation comprises:

Ground Floor: The ground floor boasts a truly impressive amount of space, with multiple hubs for all the family. Enter through the vestibule to a spacious hallway with Amitico flooring, good storage and feature staircase to upper floor. Double doors lead into the corner triple aspect formal sitting room with a feature fireplace and enjoying pleasant views onto the front gardens. The study offers the perfect space for home working but could equally make an ideal space for a home gym or TV room. The dining room/playroom overlooks the enclosed rear garden and connects to the kitchen. An impressive 34' combined family room and kitchen with dining space and Amitico flooring, overlooks and enjoys direct access via bi-fold doors to terrace and rear garden. Well appointed kitchen with a full complement of wall mounted and floor standing units, integrated appliances, complementary worktop

surfaces and breakfasting bar. Separate utility room with internal courtesy door to the garage. Cloaks and guest WC.

First Floor: Large galleried upper hallway with two good storage cupboards, affording access to five double bedrooms. Located to the rear and overlooking the garden grounds, the principal bedroom suite is generous in size, and has two sets of fitted wardrobes, a juliet balcony and luxurious ensuite shower room with twin vanities. Bedroom two enjoys an open outlook to front of extensive resident's gardens, with fitted wardrobes and an ensuite shower room. Bedroom three, located to the rear and overlooking the garden, with fitted wardrobes and an ensuite shower room. Bedroom four with storage cupboard and overlooks the resident's gardens to front. Bedroom five with open aspects to front. The spacious and attractive house bathroom with separate shower enclosure completes the accommodation.

The property is further complemented by gas central heating and double glazing.

A particular feature of this fine family home is the generous corner landscaped garden grounds, providing privacy and shelter, with terraces, enjoying southerly aspects at rear. The rear fence has been double lined, for added privacy.

The driveway provides off street parking and leads to a double integral garage, with remote control roller door.

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



















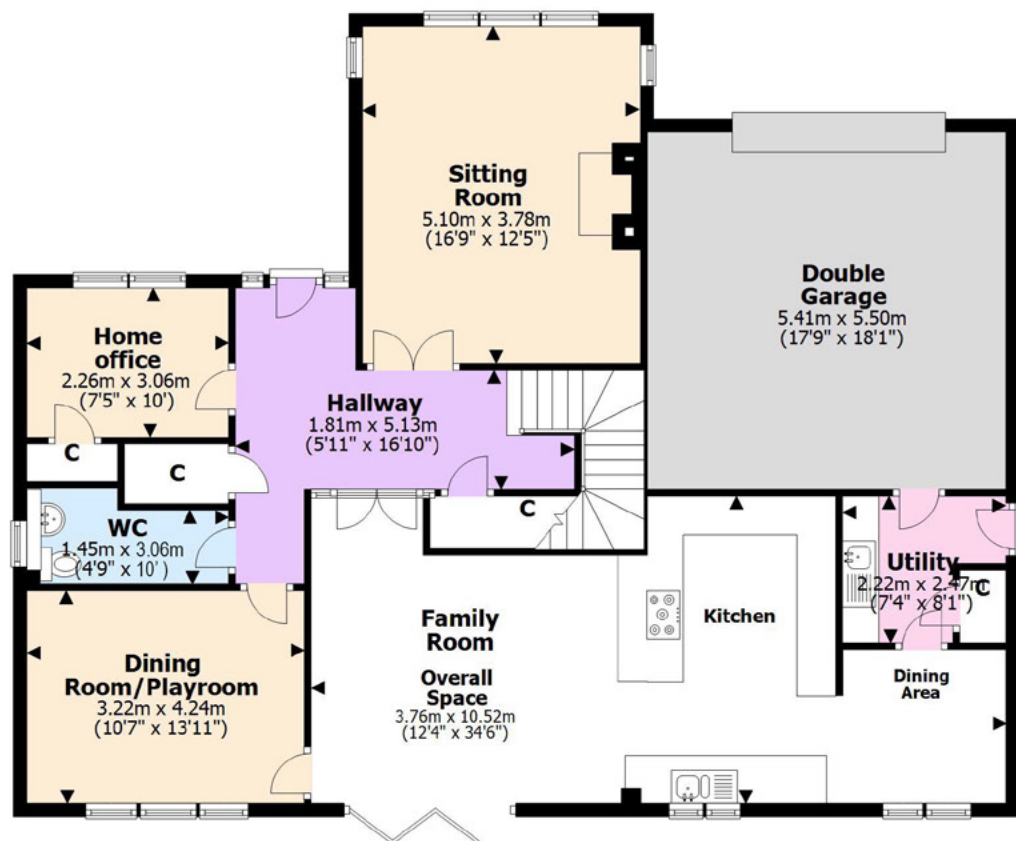


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Approx floor area: 238.22sq m (2564.17sq ft)

Garage: 29.67sq m (319.36sq ft)

TOTAL: 267.97sq m (2884.40sq ft)



GROUND FOOR



FIRST FOOR

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.



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

South Lanarkshire Council
Band G

Fixtures & Fittings

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

Energy Efficiency Rating

Band B

Services

The property will be supplied by mains water, gas
and electricity. Gas central heating.

Local Authority

South Lanarkshire Council
Almada Street,
Hamilton,
South Lanarkshire,
ML3 0AA
Tel: 0303 123 1015

Property Reference

3342

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