



Cross Keys House, 1 Montgomery Street, Eaglesham, G76 0AS

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Situation

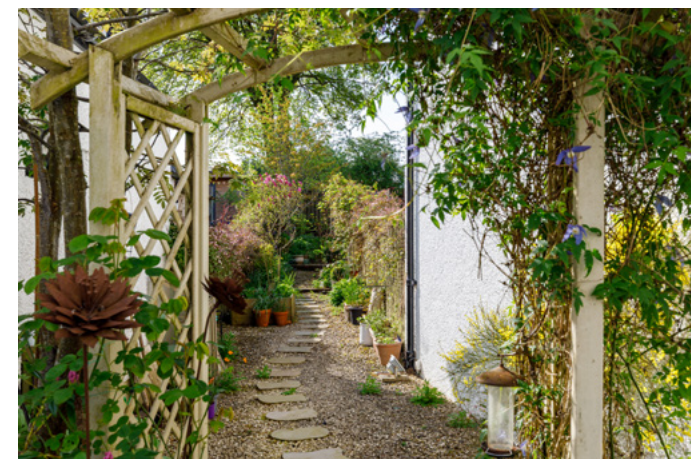
The East Renfrewshire village of Eaglesham is steeped in history, from its ancient origins as a Christian centre, through castles and cotton mills, to its fame as the spot where Hitler's deputy Rudolf Hess landed in the Second World War. Many of the buildings within Eaglesham are listed and Eaglesham 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, a number of private bowling and tennis clubs, and 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 Waitrose at 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.

Eaglesham 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 in particular. 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.











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Property Description

Cross Keys House is an impressive and sympathetically refurbished period four bedroom home overlooking The Orry, within the historic conservation village of Eaglesham.

A substantial Townhouse, dating back to the 18th Century and converted in 2012, affording spacious, well appointed and light accommodation arranged over three floors, providing flexible accommodation, well designed for family living.

The accommodation comprises:

Ground Floor: Entrance vestibule. Reception hallway. Beautifully presented drawing room overlooking The Orry with decorative electric stove at focal point. Generous sitting room with aspects to front and side. Well appointed and bright combined kitchen and dining room. The hand painted wooden kitchen is equipped with a range of wall mounted and floor standing units, integrated appliances and complementary Silestone worktops. French doors open from the dining room to rear gardens. An attractive shower room completes the lower accommodation.

First Floor: A spacious landing. Large principal bedroom with lovely aspects to side and front, walk in dressing room and attractive ensuite shower room with underfloor heating. Bedroom two, again of double proportions. House family bathroom with underfloor heating.

Second Floor: Upper landing with storage cupboard, affords access to bedroom three and bedroom four, both generous double size bedrooms.

Well tended enclosed rear landscaped garden, providing privacy and shelter, ideal for entertaining.

The property is further complemented by gas central heating, good internal storage, sash and case double glazed windows, security alarm system and two designated parking bay facilities to the rear of the home.

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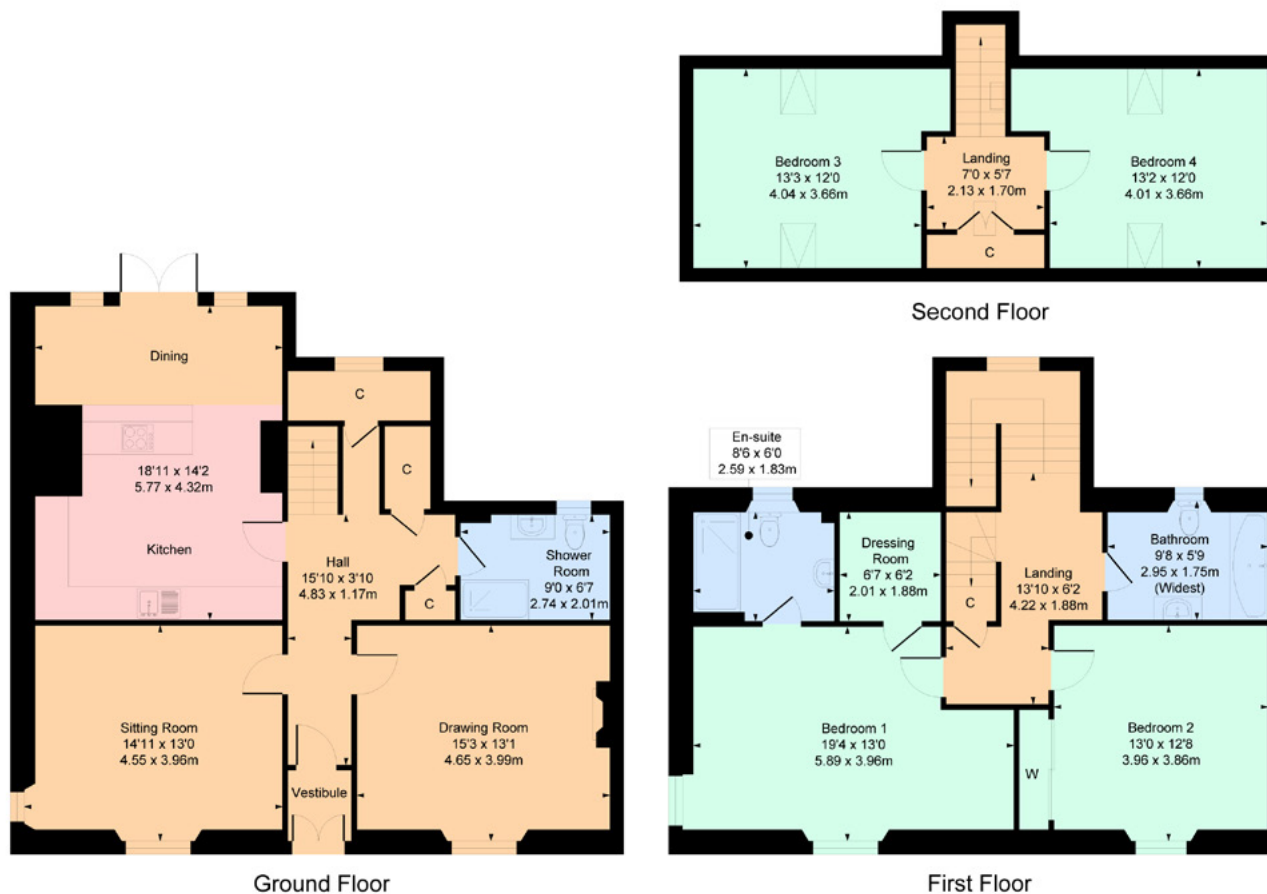






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Approximate Gross Internal Area 2100 sq ft - 195.09 sq m



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Viewing

By appointment through

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Newton Mearns

Outgoings

East Renfrewshire Council

Band G

Fixtures & Fittings

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

Energy Efficiency Rating

Band C

Services

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

Local Authority

East Renfrewshire Council

Council headquarters

Eastwood Park

Rouken Glen Road

Giffnock G46 6UG

Tel: (0141) 577 3000

Property Reference

3362

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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