



CARTSIDE FARM ESTATE

THORNTONHALL



CONTENTS

Introduction	3
The Homes	4
House Type 1	6
House Type 2	9
House Type 3	12
Site Map	15
Situation	17
Specification	19



Nicol Estate Agents



INTRODUCTION

Introducing Cartside Farm Estate

Nestled in the farmlands of Thorntonhall, this contemporary development features five luxurious homes designed for modern living. The open-plan interiors feature spacious kitchens, bright living areas, and elegant en-suite bedrooms, with floor-to-ceiling windows, skylights and sliding doors enhancing natural light and indoor-outdoor flow.

Built with sustainability in mind, the homes include solar panels with storage batteries, energy-efficient systems, and natural materials. The exterior blends rustic stone cladding, sleek aluminium, and durable slate roofs, combining style with eco-friendly design.





CARTSIDE FARM ESTATE

THE HOMES



TOP OF STAIRS
HALLWAY & LANDING

HOUSE TYPE 1



HOUSE TYPE 1

HOUSE 1 & HOUSE 5

5 BEDROOM DETACHED HOME
494 SQM / 5326 SQFT

GROUND FLOOR



FIRST FLOOR



This 5,326 sqft home blends modern design with countryside charm, featuring five spacious bedrooms—including a luxurious principal suite with a custom walk-in wardrobe and spa-like en-suite. An expansive kitchen flows into the dining and family living areas, creating an ideal space for cooking, dining, and entertaining, all set against stunning rural views.



MAIN BEDROOM SUITE



BATHROOM

HOUSE TYPE 2

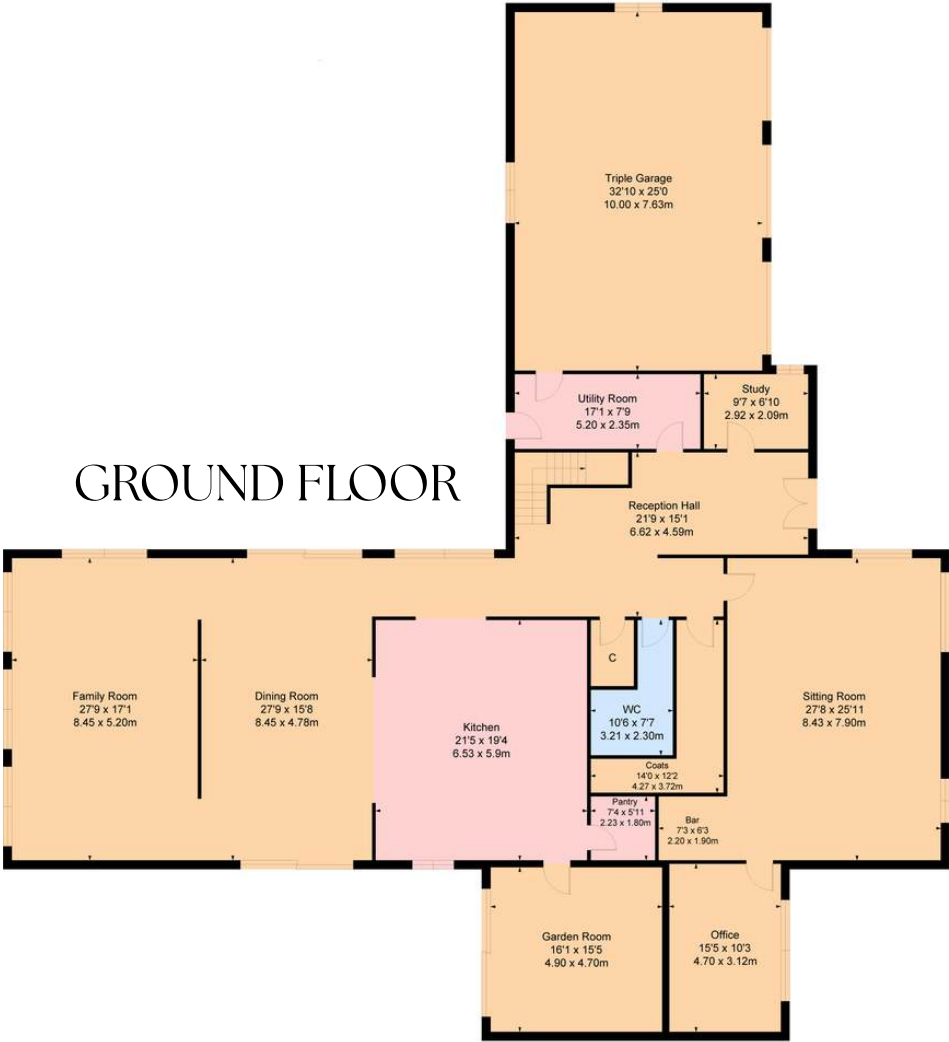


HOUSE TYPE 2

HOUSE 3

6 BEDROOM DETACHED HOME
754 SQM / 8125 SQFT

The largest home at Cartside Farm. A stunning six-bedroom countryside residence that blends modern design with rustic charm. Featuring a striking exterior of natural stone, aluminium panels, and a slate roof, the home offers breathtaking views and landscaped gardens. Inside, a skylit entrance leads to a spacious kitchen and dining area, multiple versatile reception rooms including a grand open-plan sitting room with a bar and a quiet lounge—and a luxurious, soundproof cinema room equipped with advanced audiovisual technology for an immersive experience.





LIVING ROOM



UPSTAIRS SITTING AREA

HOUSE TYPE 3



HOUSE TYPE 3

HOUSE 2 & HOUSE 4

6 BEDROOM DETACHED HOME

672 SQM / 7233 SQFT

This 6 bedroom countryside home offers a luxurious and serene escape, combining rustic charm with modern amenities and seamless integration with nature. Designed with large dormer windows and skylights for stunning views and natural light, it features a spacious living room, a state-of-the-art kitchen with a walk-in pantry, a dedicated office, and a private gym. The home includes six en-suite bedrooms—four with dressing rooms—and two potential main suites, all with spa-inspired bathrooms and custom closets. A triple garage with automated doors adds practical convenience and generous storage.



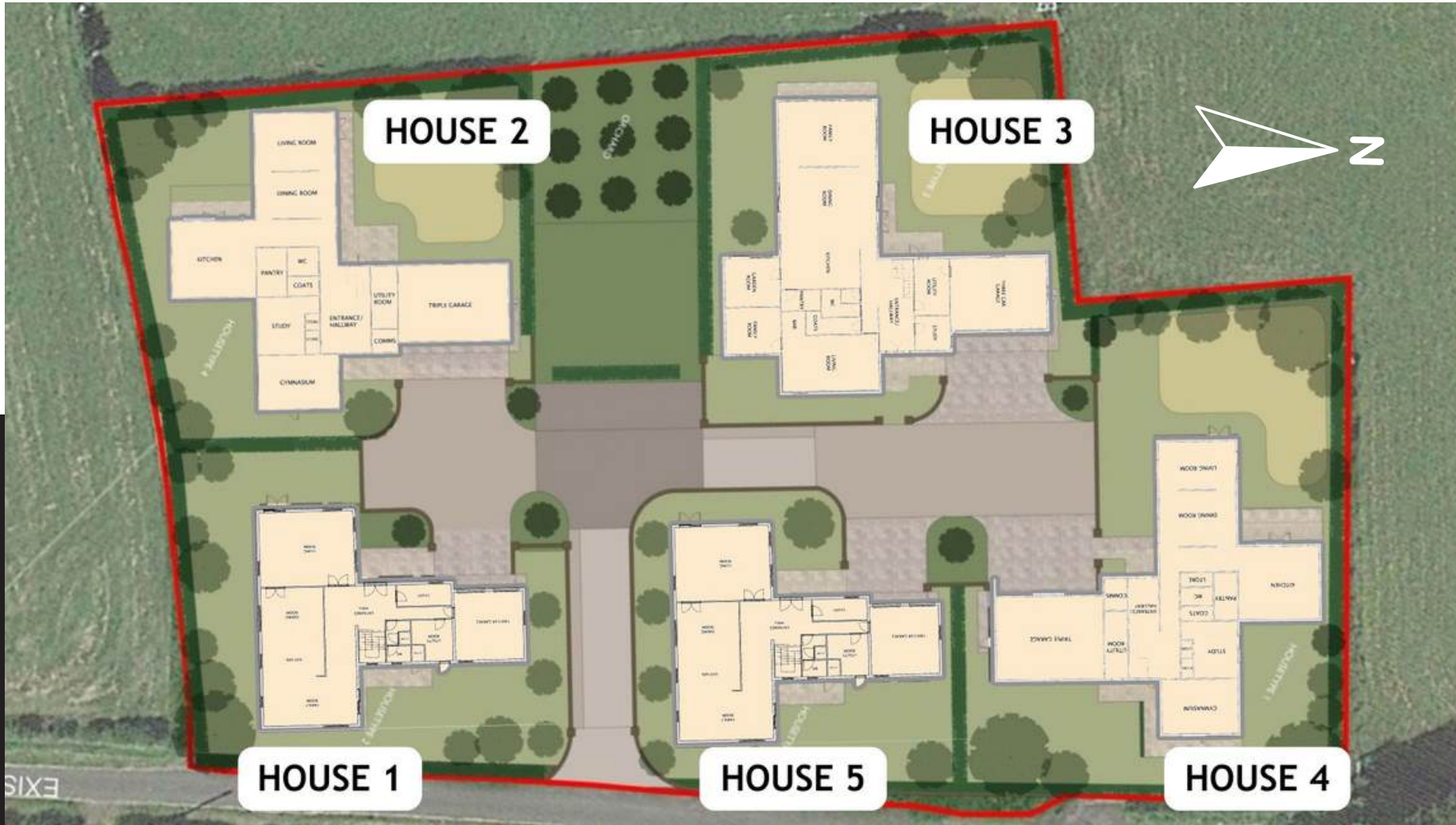


TRIPLE GARAGE



HOME OFFICE

Site Map



[VIEW ON GOOGLE MAPS](#)

CARTSIDE FARM, West Holehouse Road, Thorntonhall, G74 5AD



SITUATION

Cartside Farm Estate is situated near the Waterfoot side of Thorntonhall, a peaceful and highly sought-after village approximately 9 miles southwest of Glasgow City Centre. The area offers convenient transport links, including regular train services to Glasgow Central and easy access to the M77/M8 and Glasgow Southern Orbital. Nearby suburbs like Clarkston and Newton Mearns provide excellent amenities, including shopping, dining, health care, and schools. The location also boasts access to several golf courses, health clubs, and scenic parks such as Rouken Glen Park, David Lloyd Clubs, and Bonnyton Golf Club.



Rouken Glen Park - 9min drive



Bonnyton Golf Club - 10min drive



INTERIORS

These sleek, modern homes are designed for luxurious family living, featuring high-end finishes and thoughtfully curated details throughout. Open-plan spaces with full-height windows create a light-filled atmosphere, while a bespoke kitchen, elegant bathrooms, and spacious bedrooms offer both style and comfort. With added features like a home office, media room, and smart home technology, it perfectly balances sophistication and functionality.



SPECIFICATION

Exteriors

This architecturally striking home features a slate roof, Rowebb stone and aluminium cladding, integrated solar panels with battery storage, and full-height aluminium doors. Landscaped gardens, electric gates, and a monoblock driveway lead to a double garage with automated GARADOR doors, all enhanced by dusk-to-dawn lighting.

Kitchen

A bespoke German kitchen with a large centre island, high-end integrated appliances, and luxury worktops offers both style and functionality—perfect for family living and entertaining.

Interiors

Bright, modern interiors feature white emulsion walls, dark oak finishes, a statement staircase, and black chrome fittings. Bespoke dressing rooms by BJM Design and fitted wardrobes in select bedrooms provide elegant storage solutions.

Bathrooms

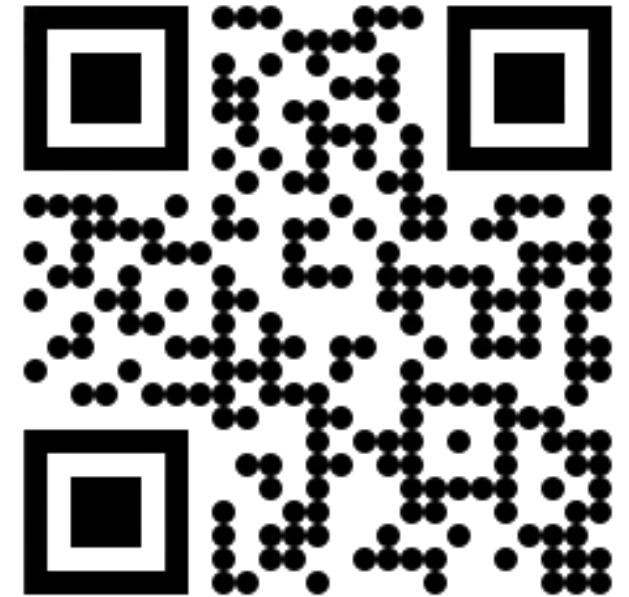
Luxurious bathrooms and shower rooms with premium tiling and fittings from Porcelanosa/Easy Bathrooms (final finish to be confirmed)

Heating & Flooring

Underfloor heating on the ground floor, stylish black radiators upstairs, and a mix of hardwood, tile, and quality carpet throughout (subject to confirmation).

Security & Technology

Top-tier security includes alarms, CCTV, intercom, and a panic button. The home is tech-ready with Starlink internet, ceiling speaker outlets, full data cabling, and an EV charger feed.



SCAN TO SEE OUR
PREVIOUS WORK



www.chkglasgow.com



Nicol Estate Agents

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk
1 Helena Place, Busby Road, Clarkston, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



www.nicolestateagents.co.uk