



Bonnyton Cottage, 51 Polnoon Street, Eaglesham, G76 0BB

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Situation

Eaglesham is steeped in history with origins in the middle ages and has a medieval street plan including many picturesque properties. Many of the buildings within Eaglesham are listed and Eaglesham was designated Scotland's first outstanding conservation area in 1960. The actual 'A' shaped street plan is a unique example of an eighteenth century planned village. Eaglesham has over sixty examples of the domestic architecture of the period, of which this house is one.

The village is served by a renowned primary school, churches, a library and a wide variety of local services such as shops, galleries, a garage, 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 Parklands Country Club, Bonnyton, Williamwood and Whitecraigs Golf Clubs, several private 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 Waitrose at Greenlaw Village Retail Park. East Kilbride has an excellent range of local shops, Shopping Centre with cinema complex and the St James and Kingsgate Retail Parks 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 Glasgow Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick Airports. Regular bus and rail links (available from both Hairmyres in East Kilbride and Thorntonhall), only a short drive away.







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Property Description

A rare opportunity to acquire this well presented four bedroom detached C- Listed family home in the heart of the village, dating back to around 1795, set within wonderful, extensive garden grounds.

This delightful detached home retaining much of its original character and charm, affording flexible accommodation formed over two levels.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with staircase to upper floor. Spacious and well presented sitting room centred around a feature fireplace and wood burning stove, overlooking the front of the property. Open plan to dining room with fireplace and wood burning stove. Inner hall affords access to bedroom one which overlooks the rear garden and a guest WC. Well appointed dining size kitchen with a good range of wall mounted and floor standing units and complementary worktops. Access to garden.

First Floor: Upper landing providing access to four bedrooms. Bedroom two with fitted wardrobes and bay window overlooking the front of the property. Bedroom three is front facing bay window and benefits fitted wardrobes. Bedroom four, overlooks the side and has fitted wardrobes. Bedroom five, currently used as a family room/ office, has extensive fitted wardrobes and enjoys lovely views over the rear garden. The house bathroom with free standing bath and separate shower enclosure completes the accommodation.

Garage: A driveway leads to a double detached garage, with mezzanine level providing useful and flexible space. The garage could make an ideal studio or workspace and could be developed further, subject to the planning permission.

A particular feature of this property is the extensive, well tended landscaped gardens, providing privacy and shelter, ideal for entertaining and relaxing. A private patio connects to an extensive lawned garden.

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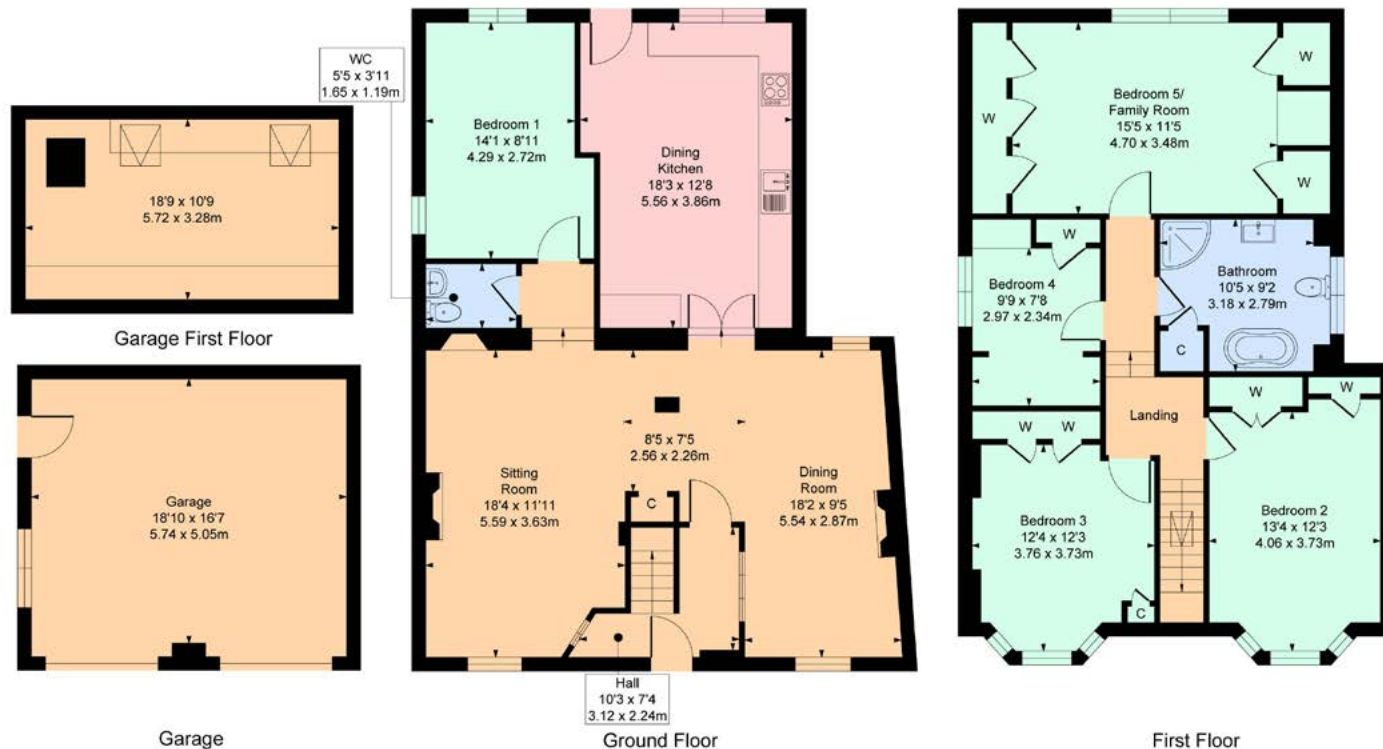
Approximate Gross Internal Area

Main House = 1769 sq ft - 164.34 sq m

Garage = 312 sq ft - 28.98 sq m

Garage (First Floor) = 202 sq ft - 18.76 sq m

Total = 2283 sq ft - 212.08 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.



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Viewing

By appointment through
Nicol Estate Agents
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 D

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

3470

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