

Castlehill Lodge, Eaglesham, East Renfrewshire, G76 0PT

Offers Over £595,000





Castlehill Lodge occupies a superb location equidistant between the beautiful conservation village of Eaglesham and the affluent town of Newton Mearns. Constructed in 1866 and surrounded by countryside with open views from all aspects, this newly refurbished property is sure to be popular amongst a variety of purchasers. The current accommodation at Castlehill Lodge extends to approximately 1821.9 square feet and comprises of entrance hallway, lounge, an open plan kitchen and dining room, four double bedrooms, two of which have en-suite shower rooms and bathroom. There are private gardens surrounding the property including parking. The property have been transformed into a fantastic, modern family home with quality, modern finishes throughout. Early viewing is highly recommended.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

LOUNGE

19' 7" x 12' 6" (5.977m x 3.829m) The lounge is bright and spacious with French doors flooding the room with natural light and leading out to the rear garden. Flooring is laid to carpet.



DINING KITCHEN

20' 10" x 17' 0" (6.372m x 5.193m) The dining kitchen is a remarkable room with the juxtaposition of the brick walls, wooden beams and newly installed modern kitchen creating a beautiful contrasting space. The kitchen is fully integrated with American style fridge freezer, dishwasher, double oven and ceramic hob. The room is complete with Belfast sink, spotlight and undermount lighting and Herringbone flooring. A beautiful room for relaxing or entertaining family and friends.

MASTER BEDROOM

17' 10" x 16' 6" (5.461m x 5.031m) The master bedroom overlooks the front and side of the property. A spacious room with ample room for additional bedroom furniture. There is an open fireplace making the ideal focal point. There is access to the en-suite shower room.

BEDROOM TWO

15' 11" x 14' 0" (4.860m x 4.275m) The second double bedroom is a large room on the lower floor also overlooking the front of the property. Flooring is laid to carpet. There is access to the en-suite shower room.

BEDROOM THREE

16' 4" x 15' 4" (4.988m x 4.691m) The third double bedroom is on the upper floor. Flooring is laid to carpet and there is spotlight lighting.

BEDROOM FOUR

13' 3" x 13' 0" (4.046m x 3.973m) The fourth double bedroom is on the upper floor. flooring is laid to carpet and there is spotlight lighting. There is integrated wardrobes with shelving and hanging space providing excellent storage.

BATHROOM

8' 4" x 6' 8" (2.548m x 2.048m) The fully tiled family bathroom is an elegant space comprising of a white, three piece suite of bath with handheld shower feature, low flush WC and wash hand basin with storage below and vanity mirror above. Flooring is laid to laminate. The room is complete with towel radiator and recessed shelving.

MASTER EN-SUITE

7' 5" x 5' 4" (2.271m x 1.638m) The master en-suite shower room comprises of a drench shower, low flush WC and wash hand basin with storage below. The room has black accents, textured wall tiles and towel radiator.



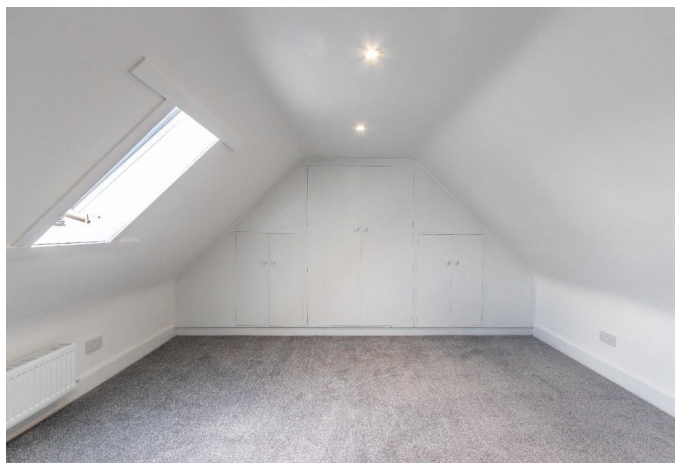
BEDROOM TWO EN-SUITE

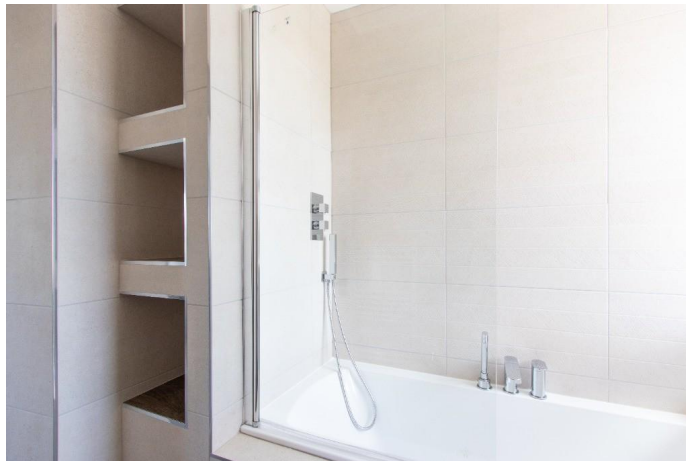
8' 6" x 3' 3" (2.603m x 0.992m) This en-suite has a fully enclosed drench shower, low flush WC and wash hand basin with LED vanity above and storage below.

GARDENS

The property benefits from a levelled and easily maintained gardens surrounding the cottage. The front is landscaped with mature shrubbery, lawn and pathway while the rear garden has a patio space, lawn and mature trees. Ideal for enjoying all year round. There are excellent







views from every aspect around the property.

LOCATION

Eaglesham is a village of historic interest and it is probable that there has been a place of worship in the community since the 5th or 6th century. In the 17th century it was a small kirkton and the present village was developed from 1769 by Alexander Montgomerie, 10th Earl of Eglinton. Many of the buildings are Listed and the village was designated Scotland's first conservation area in 1960. As a whole Eaglesham itself is A Listed and is considered to be one of the nation's most charming villages. It is served by a primary school, two churches, medical centre, dental surgery, optician, garage, a library and a wide variety of local services such as shops, art galleries, restaurants and tea rooms. There are a number of secondary schools in the surrounding area, including Mearns Castle High School, Williamwood High School and St Ninian's High School, while some notable private schools, such as Belmont House School and Hutchesons' Grammar are easily accessible on the south side of Glasgow.

The countryside around Eaglesham offers a variety of outdoor activities including walking, cycling, fishing and golfing at the many well respected golf courses in the area. Glasgow city centre is approximately 20 minutes drive (in normal driving conditions) and Glasgow, Edinburgh and Prestwick airports are within easy reach.

VIEWINGS

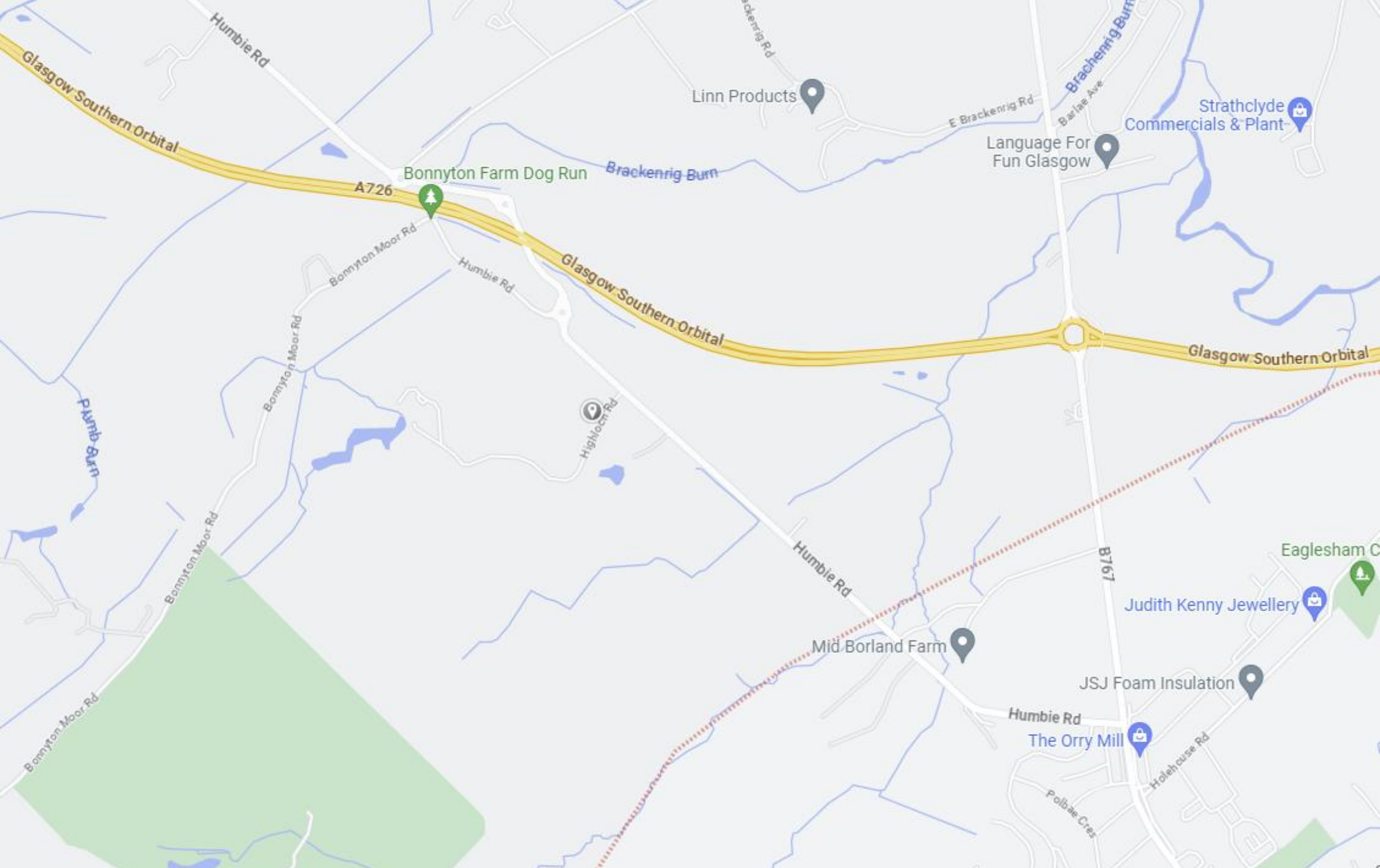
Viewing is highly recommended in order to appreciate this unique and tranquil property has to offer.

MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.









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