



East Birkwood, Waterfoot Road, Thorntonhall

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents



**Nicol Estate Agents**

## Situation

East Birkwood enjoys a commanding position on Waterfoot Road with views to Ben Lomond and beyond and is quietly positioned opposite mature woodland, accessed by a tree lined road only a short walk to Thorntonhall Train Station.

Thorntonhall is a quiet leafy village, located approximately 8 miles south west of Glasgow, 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. Several substantial modern mansions have been built on the sites of the original dwellings and significant ongoing investment continues to be made by the residents in their homes.

A regular train service runs from Thorntonhall to Glasgow Central Station and excellent shopping facilities can be found in East Kilbride (3 miles) and Newton Mearns (4 miles). There are several golf courses in the area and a selection of local health clubs. Calderglen Country Park is also within easy reach.

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









## Description

Seldom available and exquisitely finished is this spacious three bedroom conversion of a period detached villa, overlooking the surrounding countryside and beyond.

Set within generous and private gardens, the front elevation of the property belies the generous and flexible layout internally, which has been extended, renovated and beautifully maintained by the present owners.

Internally the property extends to around 2,906 Sqft (270 Sqm) not including the garage and garden pod, and affords accommodation formed over two levels and comprises:

**Ground Floor:** Tiled entrance vestibule with storage. Generous and impressive drawing room with oriel window, feature fireplace, wood panelling, ornate plasterwork and fitted cabinetry overlooking the garden grounds. Impressive and breath-taking kitchen on an open plan arrangement to the sitting room and dining area. The kitchen is fitted with a range of wall mounted and floor standing units, complementary worktop surfaces, integrated appliances and breakfasting bar. The dining area, has a bar area and bi-fold doors, opening to a large terrace which affords views over the garden grounds. The sitting room has a media wall with a feature fireplace. Inner hallway with staircase to upper floor, and guest shower room.

**Upper Floors:** Upper landing with three substantial double bedrooms with fitted wardrobes, all enjoying tree lined aspects over the front garden and beyond. The principal bedroom also has an ensuite shower room. Stunning house bathroom with separate shower enclosure.

A particular feature of East Birkwood is the extensive landscaped garden grounds, backing onto the surrounding countryside. Deck terraces ideal for entertaining with well stocked borders. Garden pod extending to approximately 236 sqft (22 sqm) with electricity and terrace, overlooking the gardens. A shared driveway leads to a private driveway providing parking for several cars and leading to a detached garage.



**ELVIS**  
IN CONCERT  
SAT. AUG. 21 - 1977  
at the CIVIC CENTER



























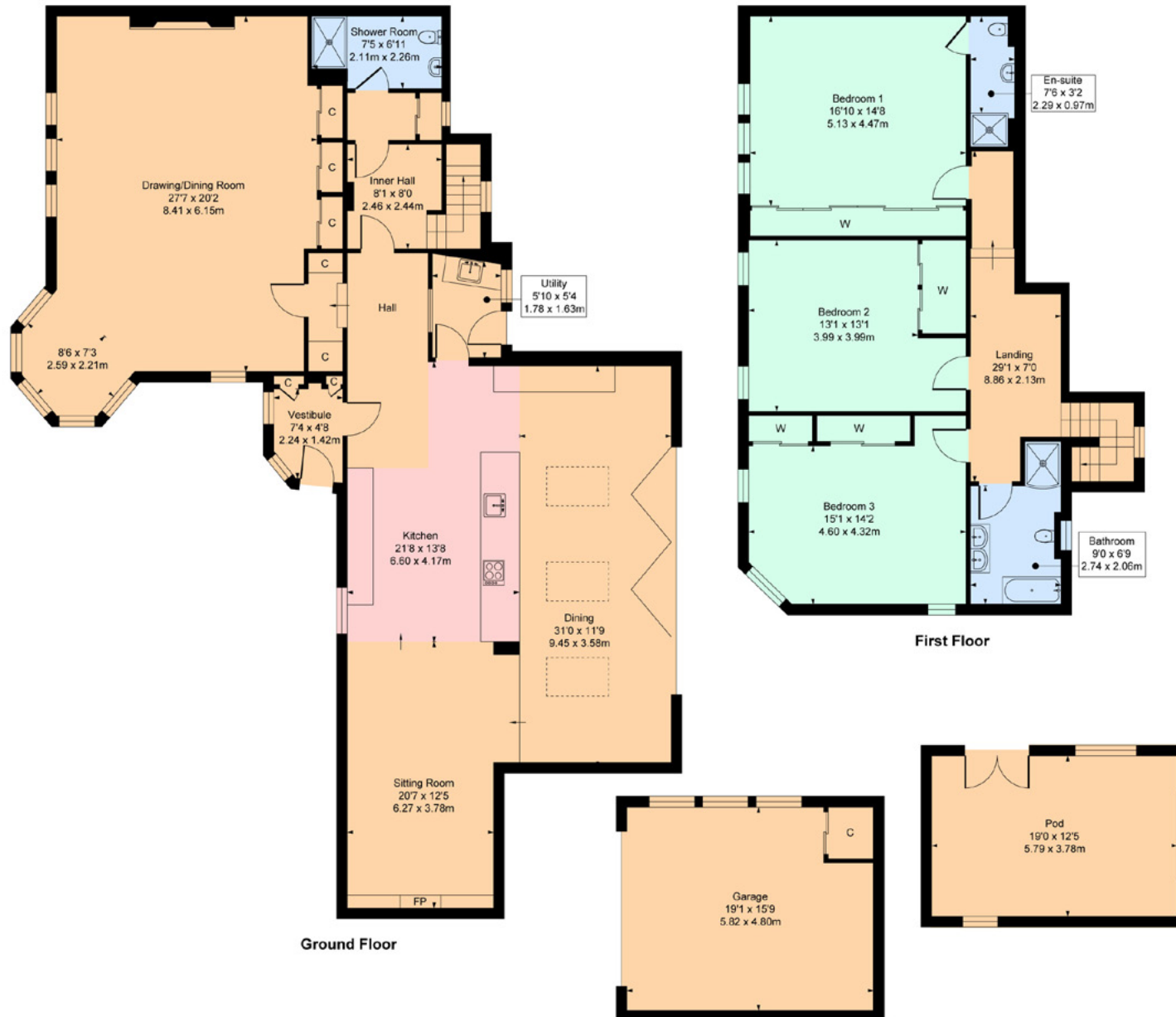
# East Birkwood, Waterfoot Road, Thorntonhall, G74 5AD

Approximate gross internal area -House - 2,906 sq ft - 269.97 sq m

Garage - 301 sq ft - 27.96 sq m

Pod - 236 sq ft - 21.92 sq m

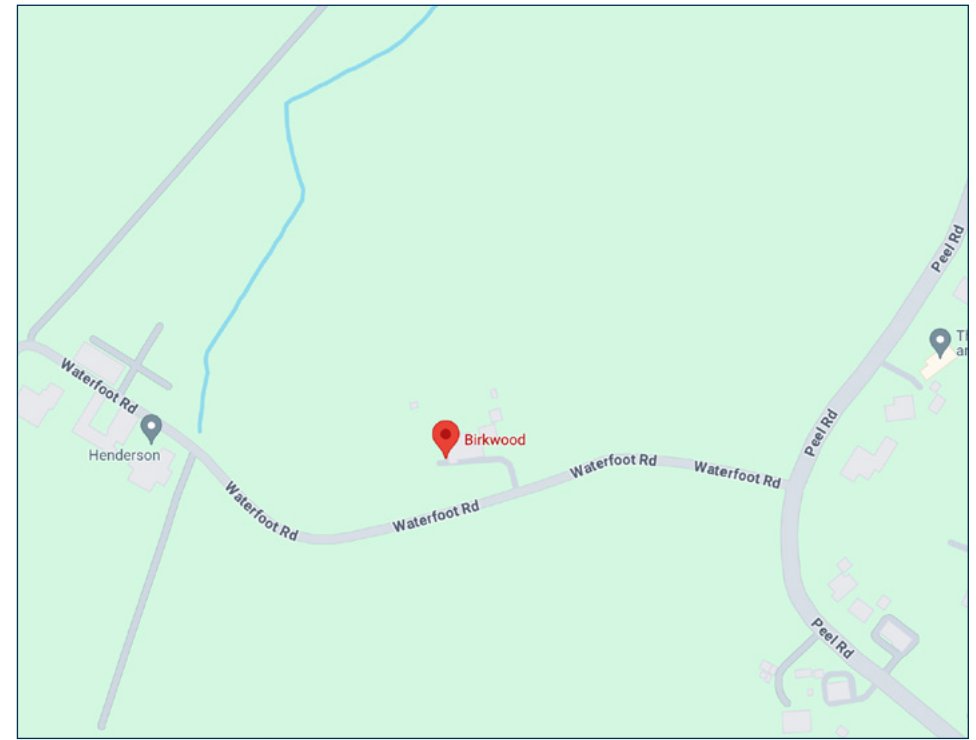
Total - 3,443 sq ft - 319.85 sq m







Nicol Estate Agents



#### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road  
Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

#### Outgoings

South Lanarkshire Council  
Band G

#### Fixtures and Fittings

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

#### Energy Efficiency Rating

Band F

#### Services

The property will be supplied by mains water and  
electricity. Drainage is to a septic tank. Oil central  
heating. Alarm system.

#### Local Authority

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

#### Property Reference 3621

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA  
T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)

