



**Apt 1/2, 9 Picketlaw Road Eaglesham, G76 0BF**

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### Situation

Polnoon is situated on the western edge of Eaglesham village. Mactaggart & Mickel Homes spent many years planning an imaginative conservation area for tomorrow, by creating a range of beautifully designed, high specification, energy efficient homes in a village setting.

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. 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.

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, 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 The Greenlaw Village Retail Park within Newton Mearns. 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.

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

A well presented two bedroom first floor apartment located within this much admired 'Polnoon' residential development by Mactaggart & Mickel. Polnoon has won plaudits and awards for design, quality, and the quest to reflect the traditions of village life.

The accommodation comprises:

Welcoming reception hallway with good storage. Generous sitting room / Dining room. Well appointed kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Two Double bedrooms with fitted wardrobes. An attractive house bathroom, with shower above bath, completes the accommodation.

The property is further complimented by gas central heating and double glazing.

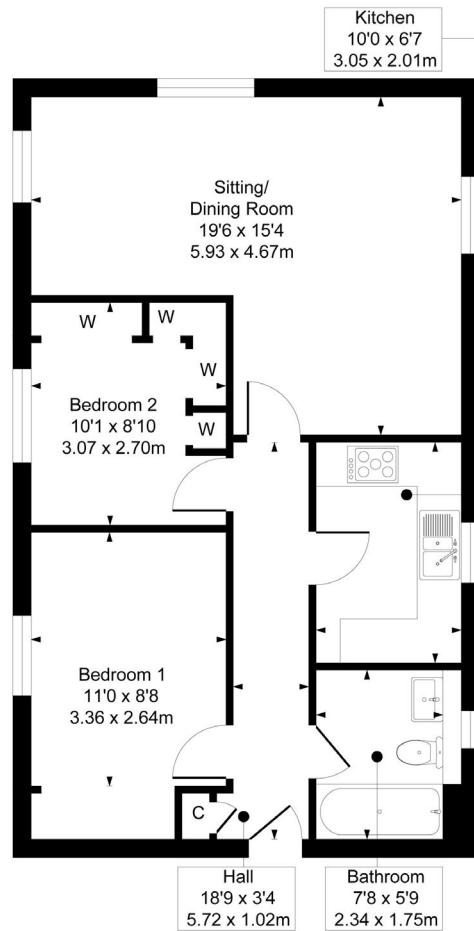
Private parking with two allocated bays.



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**Flat 1/2 9 Picketlaw Road, Eaglesham**  
Approximate Gross Internal Area  
657 sq ft - 61.03 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  
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**Newton Mearns**

**Outgoings**

East Renfrewshire Council  
Band tbc

**Fixtures & Fittings**

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

**Energy Efficiency Rating**

Band B

**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**

3601

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