



**33 Ocein Drive, Jackton, G75 8RJ**

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## Situation

Jackton is located close to the villages of, Hairmyres and Thorntonhall and the charming conservation village of Eaglesham. A popular choice for Glasgow commuters with its easy access to the motorway network and the train from Hairmyres Station takes you into Glasgow Central in under 30 minutes.

East Kilbride offers an excellent range of local shops, including the St James Retail Park only a short distance away, the EK Shopping Centre with cinema complex and the Kingsgate Retail Park. There are also excellent sports and recreational facilities in the immediate area including a selection of golf courses, Calderglen Park, Dollan Aquacentre and the James Hamilton Heritage Park. Both reputable primary and secondary schooling are also available nearby.

Jackton enjoys direct 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. Glasgow City Centre is around a 30 minute drive from Jackton.









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## Property Description

An immaculately presented and upgraded five bedroom detached villa set within attractive landscaped gardens, situated in this popular development within Jackton, close to Train Station and Hairmyres Hospital.

This home has been upgraded and well maintained by the current owners, offering all the advantages of a modern build property. The flexible and contemporary living space is arranged over two levels, ideally suited for family life.

The complete accommodation comprises:

Offering a truly 'turn-key' proposition, this immediately impressive detached 'Cala' villa is set within generous garden grounds and boasts a notably bright and striking interior throughout. This home boasts a thoroughly modern specification with the accommodation beautifully balanced to meet the needs of a diverse range of family dynamics.

The ground floor extends to welcoming hallway with staircase to upper level and WC, formal sitting room, and dining. The real hub of the home, consists of convenient sitting room, French doors leading to the garden grounds and stunning dining kitchen with a range of base and wall mounted units and breakfast bar. There is a separate laundry room. The similarly impressive upper level offers five well proportioned bedrooms (2 with en and the master boasting a Paris balcony). Completing the accommodation is the beautiful four-piece family bathroom.

Externally the landscaped rear garden is enclosed and raised area laid to lawn with patio area, this is the ultimate setting for entertaining and relaxing. Parking is provided by way of driveway, offering adequate off street parking, which in turn leads to a double garage.

The property is further complemented by gas central heating and double glazing

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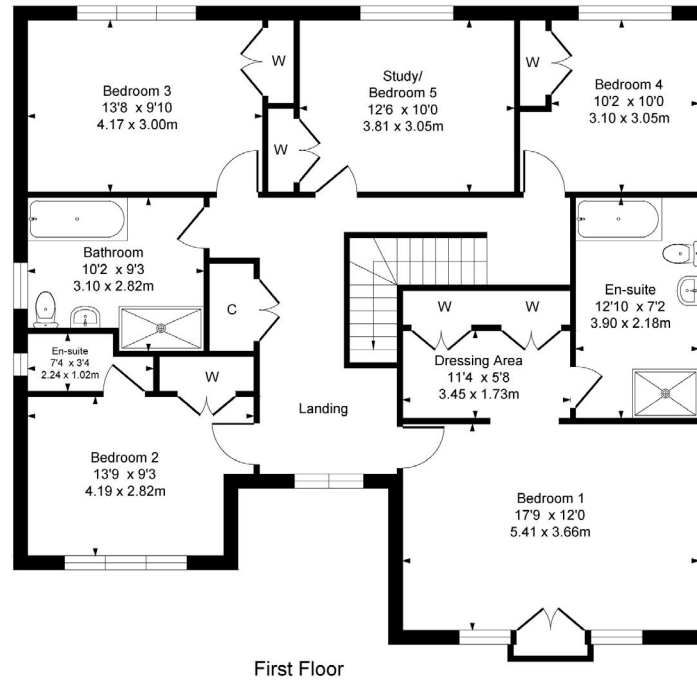
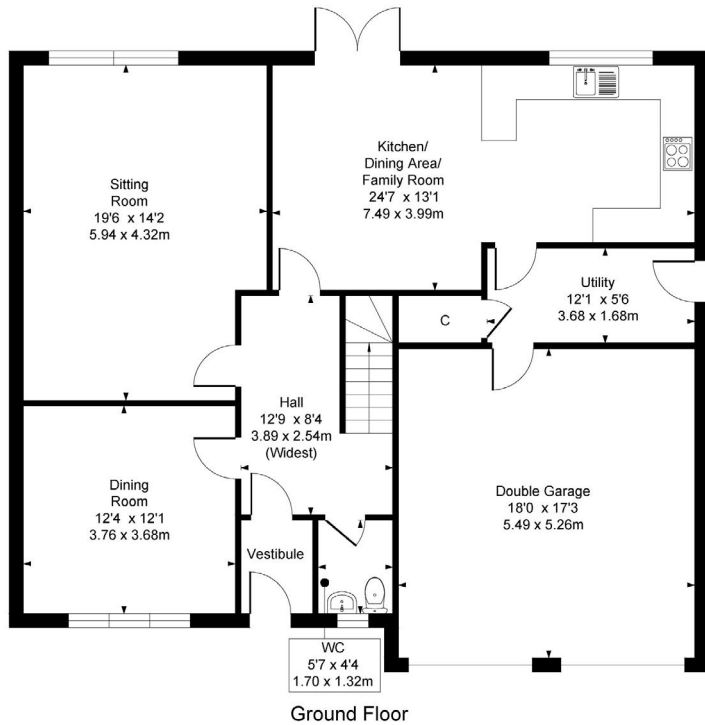






## 33 Ocein Drive, Jackton

Approximate Gross Internal Area  
Main House 2214 sq ft - 205.68 sq m  
Garage 311 sq ft - 28.89 sq m  
Total 2525 sq ft - 234.57 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  
Clarkston

### Outgoings

South Lanarkshire Council.  
Band G

### Fixtures & Fittings

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

### Energy Efficiency Rating

Band tbc

### Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

### Local Authority

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

### Property Reference

CLA688