



19 Montgomery Street, Eaglesham, G76 0AS

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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 Hairymyres in East Kilbride and Thorntonhall), only a short drive away.











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An exceptional upgraded and extended four-bedroom B-listed family residence, dating back to circa 1770, enviably positioned in the heart of the village with picturesque views over the Orry. Set within extensive and beautifully landscaped garden grounds, this distinguished home seamlessly blends period elegance with contemporary refinement.

Lovingly refurbished, enhanced, and impeccably maintained by the current owners, the property extends to around 1,500 Sqft (or 139 Sqm). Rich in original character and architectural charm, it offers beautifully proportioned and highly versatile accommodation arranged over two levels, perfectly suited to modern family living.

The accommodation comprises:

Ground Floor: A charming entrance vestibule opens into an impressive and welcoming reception hallway, complete with cloak storage and a staircase rising to the upper level. To the rear, an elegant and generously proportioned sitting room enjoys delightful views across the mature gardens, creating a wonderfully serene living space. To the front, a superb dining/family room overlooks the Orry and is centred around a striking wood-burning stove, providing an inviting setting for both everyday living and entertaining. A lift offers convenient access to the first floor.

The beautifully refitted kitchen is exceptionally well appointed, featuring an extensive range of bespoke wall-mounted and floor-standing cabinetry, complemented by high-quality work surfaces and a charming wood-burning stove, combining practicality with timeless style. A luxurious refitted wet-room style shower room completes the ground floor accommodation.

First Floor: The upper landing leads to four beautifully presented bedrooms and an elegant family shower room. The principal bedroom enjoys peaceful views over the expansive rear gardens and further benefits from a walk-in wardrobe. Bedroom two also overlooks the rear gardens, while bedrooms three and four command attractive outlooks across the Orry. A beautifully appointed refitted shower room completes the upper accommodation.

A defining feature of this remarkable home is its extensive, well maintained landscaped gardens, offering a wonderful sense of privacy and seclusion. Designed to provide both shelter and an idyllic setting for outdoor entertaining, the grounds include a private patio terrace leading onto an expansive lawn, creating a superb outdoor space for family enjoyment and social occasions alike.



















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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 C

Services

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

Local Authority

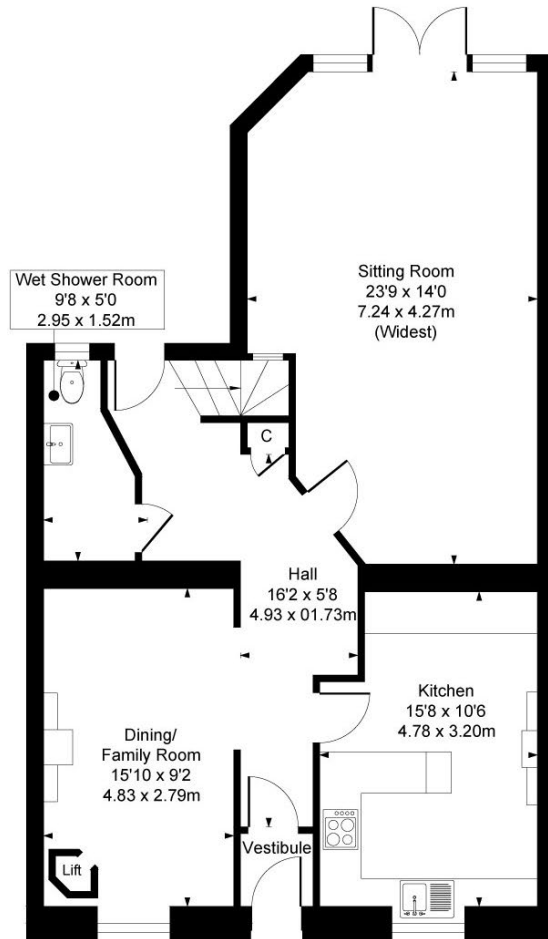
East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

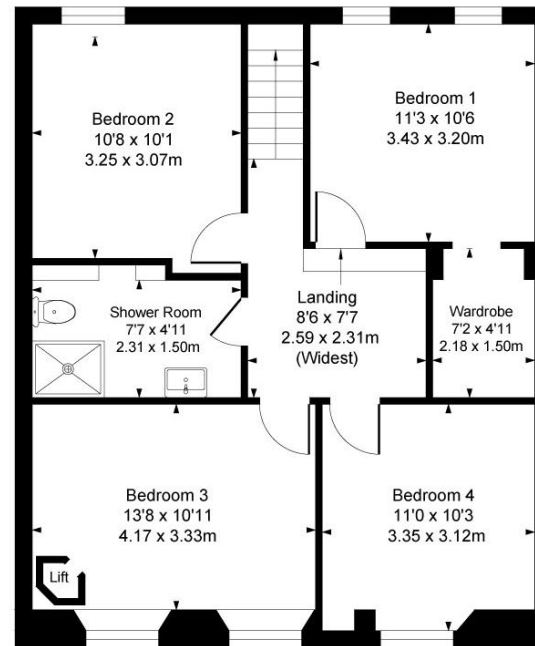
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Approximate Gross Internal Area
1495 sq ft - 138.89 sq m



Ground Floor



First Floor

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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