



53 Montgomery Street, Eaglesham, G76 0AU

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







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Seldom Available – A beautiful Two-Bedroom Traditional Double Upper Apartment.

This beautifully presented two bedroom traditional main door double upper apartment enjoys a prime position overlooking The Orry, in the highly sought-after and convenient village of Eaglesham.

The property has been refurbished and thoughtfully upgraded by the current owner, seamlessly blending period charm with contemporary design. The accommodation is arranged over two principal levels and is further enhanced by a versatile attached workshop/studio and private outdoor space.

The accommodation comprises: Private main door access, staircase to upper floor.

First Floor: Upper landing, with window to side. A bright and welcoming sitting room featuring a charming fireplace with gas stove and enjoying open outlooks across The Orry. The well appointed refitted dining kitchen is fitted with a range of wall and base units, integrated appliances, and complementary worktops, with space for a dining table and chairs. Staircase to upper floor.

Attic: Landing. Two good sized bedrooms, providing a peaceful retreat. A generous, attractively refitted family bathroom completes the internal accommodation.

Additional features include gas central heating, double glazing, and stylish contemporary décor.

Externally, the property benefits from an attached workshop/ studio, ideal for creative or professional use, as well as private outdoor space to the rear, offering valuable off-street parking.

Reinstatement/ Boutique Commercial Opportunity

The current owner may also consider the sale of the shop premises directly below, The Wooden Moot. This charming unit extends to and includes a main show room, preparation kitchen and a WC, presenting an excellent opportunity for a boutique retail or studio space.

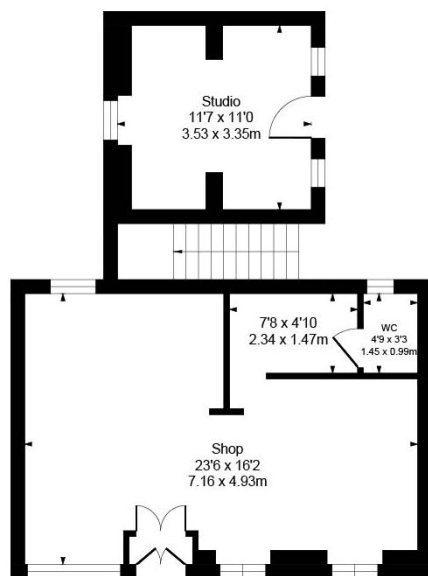
The property also offers a rare and highly attractive opportunity to incorporate the ground floor commercial premises back into the main body of the home, creating a substantial and cohesive residential property. Subject to the necessary consents, this area could be seamlessly reconfigured to provide additional living accommodation, such as an expansive open-plan kitchen, bespoke entertaining space, or further reception rooms, enhancing both the scale and versatility of the home.



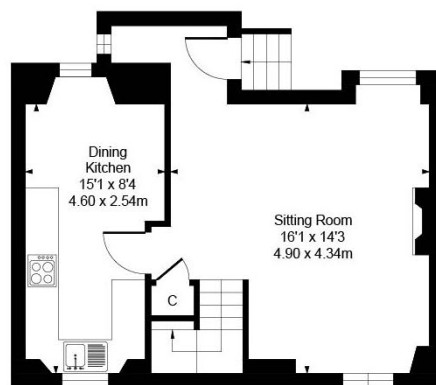




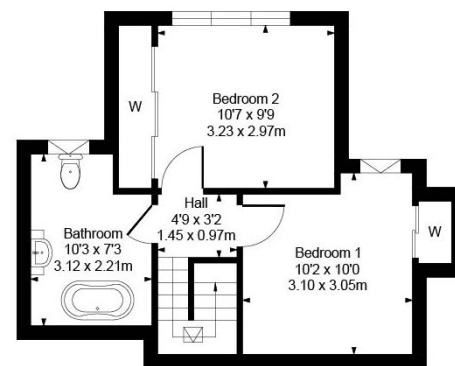
53 Montgomery Street, Eaglesham
Approximate Gross Internal Area
1305 sq ft - 121.23 sq m



Ground Floor



First Floor



Attic

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
Newton Mearns

Outgoings

East Renfrewshire Council
Band D

Fixtures & Fittings

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

Energy Efficiency Rating

Band D

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

3599