



1 Caol Court, Thorntonhall, G74 5DB

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Situation

Thorntonhall is a quiet leafy village, located approximately 8 miles south west of Glasgow City Centre, 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.

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

The neighbouring suburbs of East Kilbride, Clarkston and Newton Mearns are acknowledged for their standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

The M77/M8 provides commuter access to the City Centre, Glasgow Airport and along with the Glasgow Southern Orbital provides an excellent connection to the Central Scotland motorway network as well as south towards Ayrshire and Prestwick Airport.

Schooling can be found locally at South Lanarkshire Primary and Secondary schools. Private schooling is available on the Southside of Glasgow at Belmont House, Hutchesons' Grammar School, and Hamilton College.













Seldom available and occupying a favoured position within this sought after development, a beautifully presented and spacious five bedroom detached villa, built by Cala Homes in 2006, set within generous corner, southerly facing gardens, located within this small cul de sac of executive detached homes, only a short walk to Thorntonhall Train Station.

Quietly positioned in a short cul de sac of only 6 detached homes, this home has been upgraded and well maintained by the present owners and enjoys all the benefits of a new build home. The flexible and stylish accommodation is formed over two levels, well designed for family living and extends to around 3,815 Sqft (354 Sqm) not including the double integral garage, set within generous corner plot, with a sunny southerly facing garden.

Ground Floor: The ground floor boasts a truly impressive amount of space, with multiple hubs for all the family. A welcoming entrance vestibule leads into an impressive reception hall/family room immediately establishing a sense of space and quality. The formal sitting room is a standout feature. An elegant, dual-aspect room flooded with natural light, with French doors opening directly onto the gardens, creating a seamless indoor-outdoor connection. Well appointed and bright combined dining kitchen and dining room. Bespoke designed breakfasting kitchen fitted with a range of wall mounted and floor standing units, central island unit, and complementary granite worktop surfaces. Separate utility room. Inner hall leads to a guest WC and the garage.



First Floor: Rising from the beautiful oak staircase to the galleried first floor landing. The first floor hosts four generously proportioned bedrooms, each offering comfort and flexibility. The principal suite is a true private sanctuary, featuring a spacious bedroom, an elegant dressing room with fitted wardrobes, and a luxurious en-suite bathroom complete with both bath and separate shower. Two further bedrooms benefit from ensuite shower rooms, while the fourth bedroom/family room offers versatility as an additional; living space, guest suite or refined home office.

Second Floor: The upper floor further enhances the home's flexibility, offering two additional double bedrooms enhanced by Velux-style windows that invite an abundance of natural light, making this floor ideal for older children, guests, or extended family living. The family bathroom serves this level.

A particular feature of this fine family home is the generous corner landscaped garden grounds, providing privacy and shelter, with terraces, enjoying southerly orientation at the rear.

The property is further complimented by gas central heating, double glazing and is protected by a security alarm system.

A monobloc driveway with space for several cars leads to a double integral garage with electronically operated doors.















1 Caol Court, Thorntonhall
Approximate Gross Internal Area
Main House 3815 sq ft - 354.42 sq m
Garage 357 sq ft - 33.16 sq m
Total 4172 sq ft - 387.58 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
Newton Mearns

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 B

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

3548