



**2 Craignethan Road, Whitecraigs, Glasgow, G46 6SQ**

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### Situation

An imposing detached villa located within sought after Higher Whitecraigs, occupying a prominent corner position on Lethington Road and Craignethan Road Craignethan Road is a street lined with substantial houses set within generous and established gardens and in recent years Higher Whitecraigs has become one of Glasgow's premier residential addresses. A number of substantial modern mansions have been built on the sites of the original 1920/1930's dwellings and significant on going investment continues to be made by the residents in their homes.

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Whitecraigs and Newton Mearns are acknowledged for its standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. The property is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and is with walking distance to Whitecraigs Train Station.

Sports and recreational facilities can be found locally to include Parklands Country Club, East Renfrewshire, Cathcart and Whitecraigs golf clubs, Whitecraigs bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park.

In addition this property sits within the catchments area for the highly reputable Primary and Secondary schools. The property is located approximately 1 mile from the private Belmont House School and within easy reach of various pick up points for Glasgow's other private schools.









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## Property Description

A Substantial and Characterful Family Home. An impressive and beautifully maintained family home, rich in character and offering spacious, light-filled accommodation extending to around 3,778 Sqft (351 Sqm). Arranged over two floors, this exceptional property combines period charm with modern living, perfectly designed for today's family lifestyle.

**Ground Floor:** A welcoming entrance vestibule opens into a grand reception hallway with feature fireplace and original staircase leading to the upper floor. The beautifully presented, bay-windowed drawing room enjoys views over the side gardens and access to the conservatory. A separate sitting room overlooks the front gardens, providing a peaceful retreat. The heart of the home is the stunning 33ft combined kitchen and family room, an impressive open-plan space featuring Bi-fold doors leading to the decked terrace and gardens - perfect for entertaining. The well-appointed, refitted kitchen offers a comprehensive range of integrated appliances, stylish wall and floor units, and a walk-in pantry. French doors connect to the elegant dining room, ideal for formal gatherings. A rear hallway leads to the utility room, an additional WC, a home office, and provides internal access to the garage.

**First Floor:** A split-level landing gives access to five generous bedrooms. The spacious principal bedroom enjoys dual aspects to the front and rear, a walk-in dressing room, and a luxurious refitted ensuite with separate shower enclosure. Bedroom two features a balcony overlooking Whitecraigs Golf Course, while bedrooms three and four both benefit from fitted wardrobes. A fifth bedroom, refitted family bathroom, and additional refitted shower room complete the accommodation.

This home is set back from Craignethan Road behind automatic security gates leading to a monobloc driveway with ample space for several cars. The landscaped grounds are enclosed and provide privacy. An extensive paved patio runs along the rear elevation of the house and is ideal for entertaining. Further lawn section to rear. Integral Double garage with automatic door. Power and lighting installed.























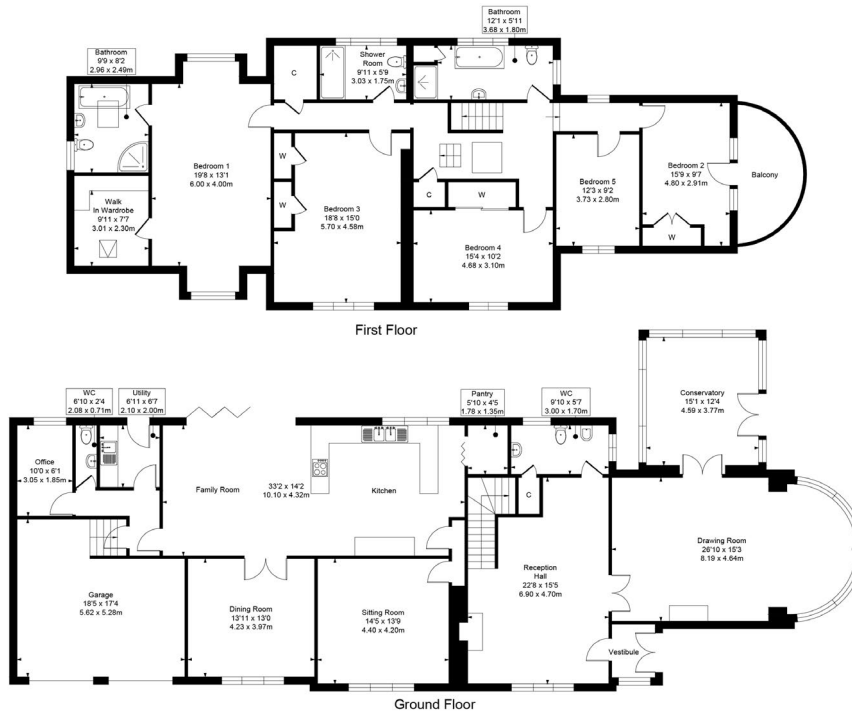


2 Criagnethan Road, Whitecraigs  
 Gross internal area(approx.):  
 378.6 sq m (4074.6 sq ft)  
 For identification only. Not to Scale.  
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**2 Craignethan Road, Whitecraigs**  
 Approximate Gross Internal Area  
 Main House 3778 sq ft - 350.98 sq m  
 Garage 291 sq ft - 27.03 sq m  
 Total 4069 sq ft - 378.01 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**

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 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**

3573

