

# 14A Busby Road

CARMUNNOCK, CLARKSTON, GLASGOW, G76 9BP



*Utterly charming one-bedroom sandstone cottage in the heart of Carmunnock Conservation Village, refurbished accommodation, set in mature leafy gardens*



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Nestled in the picturesque and highly sought-after conservation village of Carmunnock, this delightful one-bedroom traditional sandstone terraced cottage offers a rare opportunity to acquire a home brimming with period character, charm, and warmth. Set within beautifully mature leafy gardens to both the front and rear, this is a truly idyllic retreat, combining village community and tranquillity, with excellent access to Glasgow and the surrounding areas.

# THE LOUNGE



Upon entering through a welcoming entrance vestibule, viewers are greeted by a bright and inviting lounge, featuring a cosy log burner fire, the perfect spot to unwind on cooler evenings.

# THE KITCHEN



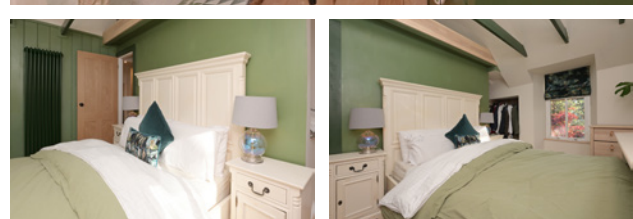
The kitchen is ideal for the home, appliances include an integrated electric oven and hob, with space for a freestanding washing machine and fridge.





The well-proportioned double bedroom is located on the upper level, offering a peaceful sanctuary with views across the garden and rooftops of this historic village. A modern shower room provides comfort and convenience, while the property retains many original features, such as fireplaces, stonework detailing, traditional wood finishes, and sash-style windows, all enhancing its timeless appeal.

# THE BEDROOM



# THE SHOWER ROOM





The property is complemented by private gardens to both front and rear, each framed by established trees and mature planting, offering privacy and an amazing palette of colour throughout the seasons. On warmer days, the rear garden provides an ideal setting for outdoor dining or simply enjoying the peaceful surroundings of this leafy village location. Double glazing, gas central heating and a log burner fire all help to keep the home warm and cosy.

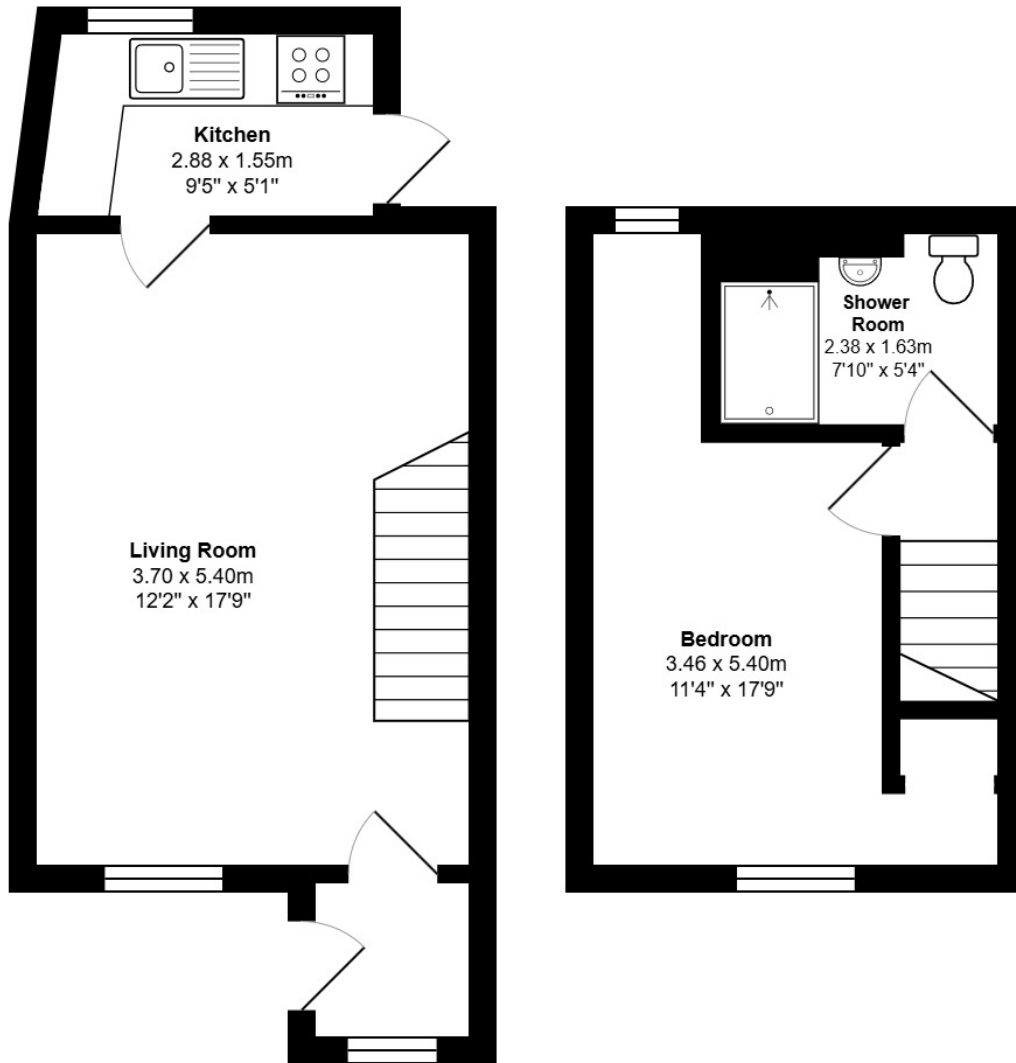
Viewing is highly recommended to fully appreciate the charm, character and setting of this unique home.

# EXTERNALS



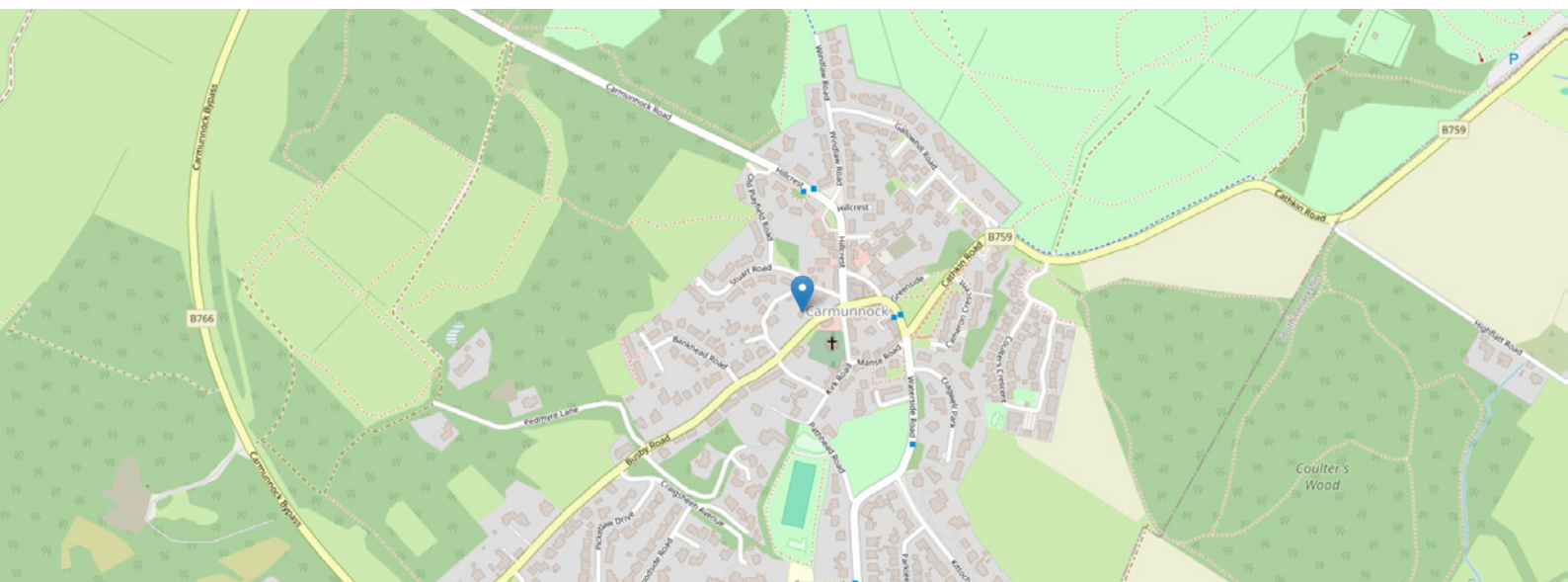


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup> | EPC Rating: D



# THE LOCATION

14a Busby Road is situated in the delightful village of Carmunnock, Glasgow's only officially designated conservation village, renowned for its charming streets, community atmosphere, and semi-rural feel. Local amenities include boutique shops, a welcoming village pub, cafés, and scenic walking routes across nearby countryside. The area also benefits from convenient links to Busby, Clarkston, and Glasgow city centre, making it perfect for those seeking a peaceful lifestyle within easy reach of urban facilities. There is regular public transport to and from Glasgow City centre and quick access to the many amenities of nearby East Kilbride, including its renowned Shopping Centre.

The main arterial routes, M77/M74/M8, which link to Glasgow City centre and beyond, are also within easy reach. For those who like to walk or cycle, it is very conveniently located right on the edge of Cathkin Braes Country Park.



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