



9 Humble Road, Eaglesham G76 0LX

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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. Eaglesham is served by a renowned primary school, churches, a library and a wide variety of local services such as garage, shops, galleries 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, Various 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 within Newton Mearns. East Kilbride has an excellent range of local shops, Shopping Centre with cinema complex and the Kingsgate retail park 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 connects to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick Airports. Rail travel, with regular service to Glasgow, is available from both Hairmyres in East Kilbride and Thorntonhall, each just a few minutes' drive from Eaglesham.













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Property Description

Seldom available, this well presented and extended three-bedroom detached villa enjoys southerly facing gardens and is situated within a highly sought-after residential pocket of Eaglesham. The property boasts stunning open views across surrounding countryside, towards Glasgow City Centre and the hills beyond, whilst remaining conveniently close to local amenities and highly regarded East Renfrewshire schooling.

The property has been well maintained and thoughtfully extended by the current owners; this impressive family home offers flexible and well-proportioned accommodation over two levels.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with staircase to the upper level and useful downstairs storage. Generous and bright sitting room enjoying countryside views to the front. Open-plan dining room leads to the family room, creating an ideal space for entertaining and family living. Patio doors providing direct access to the rear gardens. In addition, there is a useful home office/playroom located to the front of the property. The kitchen is fitted with a range of wall-mounted and floor-standing units, complemented by ample worktop surfaces and two useful storage cupboards. Separate utility room and guest WC.

Upper Level: Half landing with storage cupboard and access to bedroom one, featuring fitted wardrobes. The upper landing, with additional storage, front-facing window and study area, provides access to two further double bedrooms. Bedroom two enjoys expansive open views towards Glasgow City Centre and benefits from fitted wardrobe storage. Bedroom three overlooks the rear garden and includes fitted wardrobes. A shower room completes the accommodation.

Further features include gas central heating and double glazing.

To the front of the property, a driveway provides off-street parking and leads to a single garage with remote-controlled door.

The property has generous, well kept landscaped gardens, with enclosed rear gardens enjoying a desirable southerly orientation.

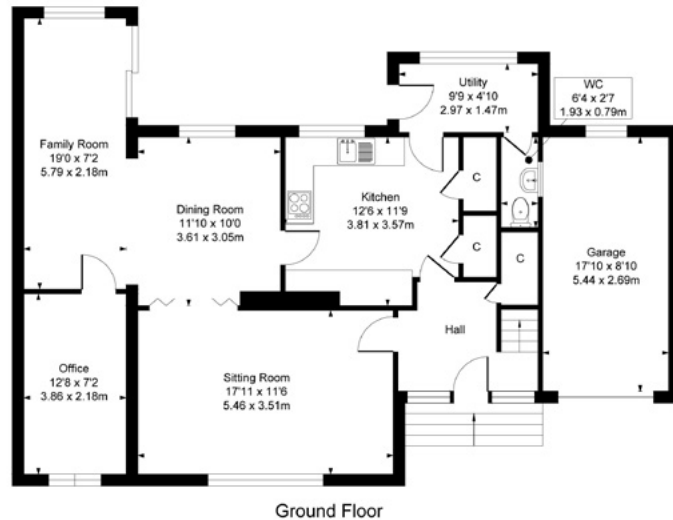
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Approximate Gross Internal Area
Main House 1799 sq ft - 167.13 sq m
Garage 158 sq ft - 14.67 sq m
Total 1957 sq ft - 181.80 sq m



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

3610