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## 2 MONTGOMERY STREET, EAGLESHAM

4 | BEDROOMS    4 | BATHROOMS    2 | PUBLIC ROOMS

**An outstanding 4 bedroom period townhouse within the historic conservation village of Eaglesham.**

The property is a B-listed terraced townhouse and is one of Eaglesham's landmark developments. Enjoying open aspects over The Orry and set within the heart of this historic conservation village, the property delivers a successful blend of traditional features and contemporary finishes.

Extremely high ceilings, traditional double glazed sash and case windows and outstanding accommodation formed over a flexible three storey layout, the property would suit a broad range of buyers.

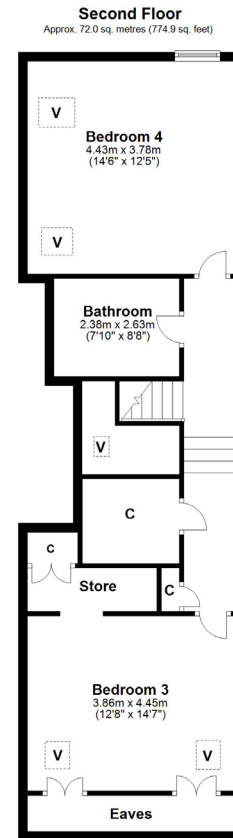
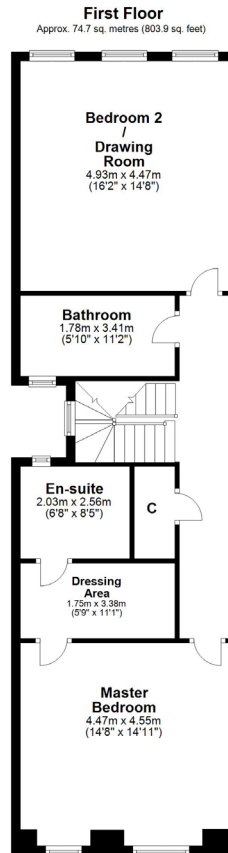
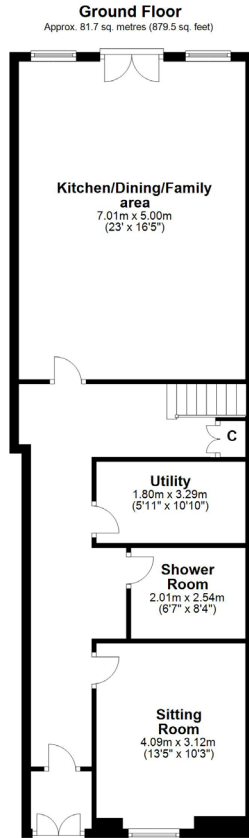
Notable features include beautiful hardwood flooring, contemporary kitchen with Paul Hodgkiss worktops, beautiful sanitary ware with co-ordinated tiling, high performance gas central heating, traditional double glazed windows and there is a security alarm system.

The accommodation on the ground floor offers double doors into vestibule which leads into a lovely reception hallway with storage, sitting/ dining room to the front, a quite stunning open plan kitchen/dining/family room with French doors to gardens and a range of contemporary units with stunning Paul Hodgkiss designed worktops along with fully integrated appliances. Off the hallway there is a large separate utility room with excellent storage and space for appliances and the ground floor is completed by a contemporary styled shower room and WC.

The first floor provides a principal bedroom with beautiful views over The Orry and has its own large walk-in fitted dressing room and beautifully appointed en-suite shower room with full tiling and contemporary finishes. There is a large second double bedroom (formerly used as a first floor lounge/drawing room) which has windows overlooking the rear gardens and the first floor is completed by a well-appointed family bathroom.

The second floor provides storage off the landing and access to bedroom number three which has a large storage cupboard and bedroom number four which is currently used as a large working from home office and this floor is completed by a lovely modern bathroom suite.

Fully enclosed rear gardens with patio, large lawn area and timber shed. There is parking provision to the rear of the property.



NM3737 | Sat Nav: 2 Montgomery Street, Eaglesham, G76 0AS

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.



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## **LOCAL AREA & AMENITIES**

The conservation village of Eaglesham is a fine example of late 18th Century planning and architecture, and the village was designated Scotland's first outstanding conservation area in 1960. The village provides a range of local shops, up-market hotel, bars, restaurants, popular village primary school and is also within the catchment radius for nationally recognised first class schooling. Some of Scotland's finest independent schools are also easily accessible on the south side of Glasgow. The surrounding countryside offers quiet country lanes, fishing and a number of highly regarded golf courses. There are regular bus services provided to the city centre and excellent motorway networks providing swift access to Glasgow and Ayrshire. Busby Station and Clarkston Station are the local train stations. Both Glasgow and Prestwick airports are also within easy reach.

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