



THE OLD SAWMILL
EAST KILBRIDE ROAD, RUTHERGLEN
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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

An incredible and unique barn conversion, nestled in beautifully landscaped gardens with an abundance of parking and large outhouse / office space.

Available on the market for the first time, this incredible barn conversion was completed circa 2011 and offers an amazing opportunity to purchase a well built modern property with generous room sizes, quality specification and superb gardens which enjoy a huge degree of privacy and seclusion.

Internally, the accommodation extends to; broad entrance hallway with storage off and beautiful staircase returning to upper level, enormous 35ft open plan living / dining room which has French doors to garden and a lovely kitchen area with a wealth of units, quality appliances and bespoke Paul Hodgkiss worktops and breakfast bar. This space really does need to be viewed in person. There is also a utility room and a downstairs shower room. To complete the ground floor is a cinema room, which could also be used as a formal lounge.

A bright upper landing offers excellent inbuilt storage, four well laid out bedrooms, a well appointed en-suite shower room and a main family bathroom with contemporary three-piece suite and separate shower enclosure.

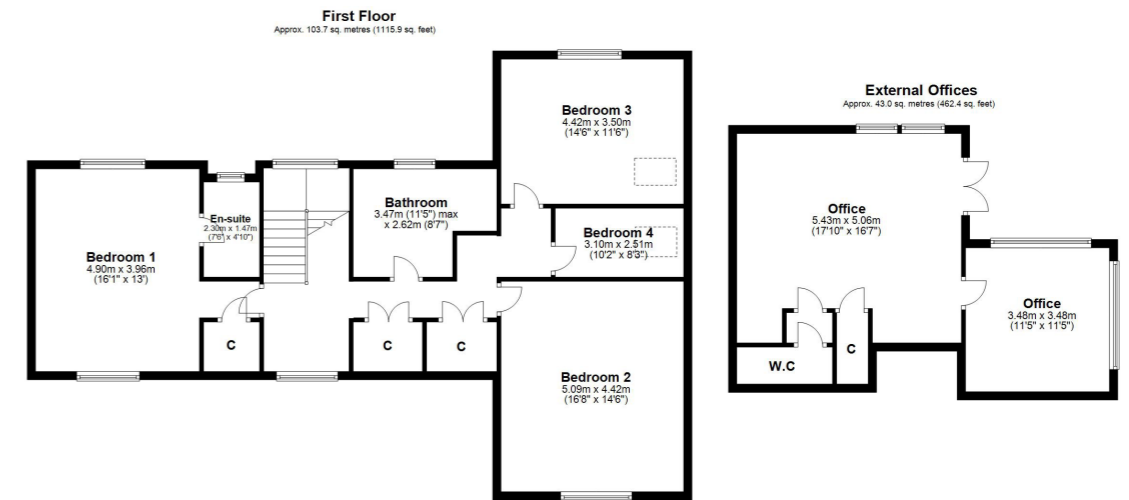
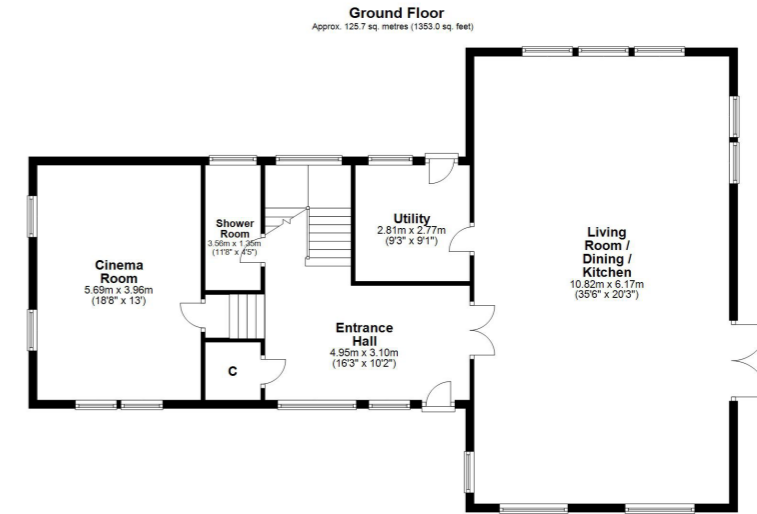
The property has gas fired central heating, double glazing and is finished in fresh modern decorative tones throughout. The quality of finish is unquestionable.

Externally, the property has a lot to offer. There are generous garden grounds with sunken seating area and gas firepit, inbuilt pizza oven and enclosed children's play area and outside gym. Furthermore, a paved driveway provides ample off street parking for a number of cars. Of particular note is the huge purpose built outhouse, which currently houses offices, a kitchen area and W.C. This space would be ideal for home working, running a business or as further guest accommodation.









The local area boasts a selection of amenities some of which include Kingsgate Retail Park, Cathkin Braes Country Park, Cathkin Braes and Kirkhill Golf Courses as well as nearby tennis and bowling clubs. Additional amenities can be found a short drive away in the neighbouring Burnside and East Kilbride. Burnside, Kirkhill and Cambuslang train stations are all around a five minute drive away.

SS4127 | Sat Nav: The Old Sawmill, East Kilbride Road, Rutherglen, G73 5RB

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



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