



CULZEAN

17 CARMUNNOCK ROAD, BUSBY

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

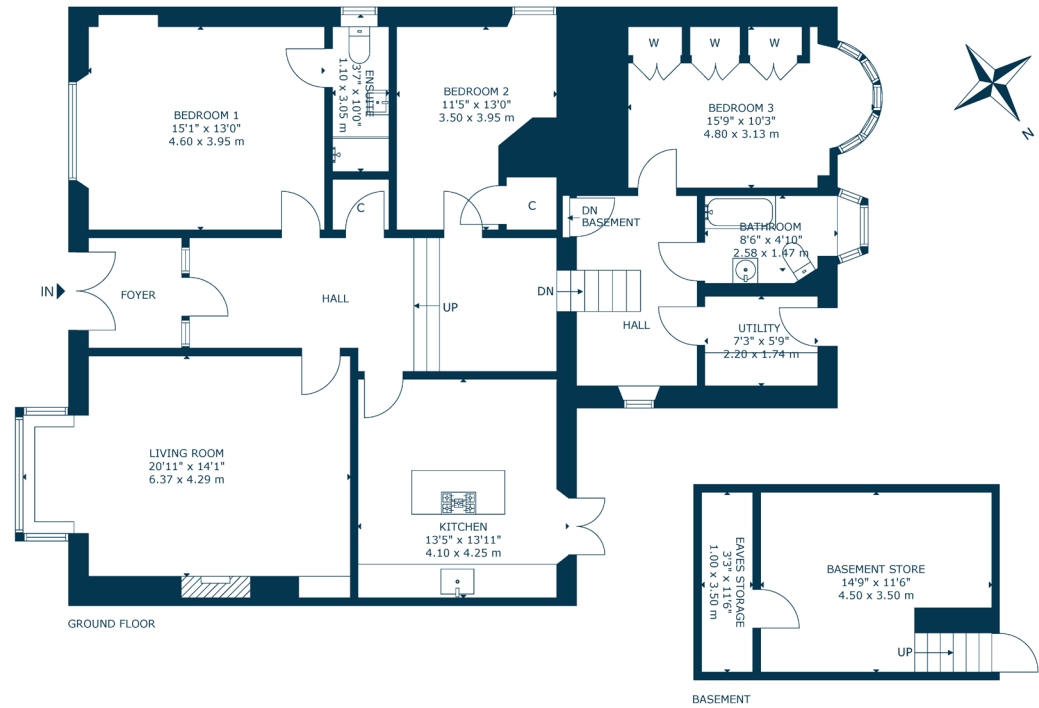
A beautiful, refurbished conversion set within generous garden grounds.

This traditional main door conversion enjoys a prominent location within this sought after pocket of Busby. Set within generous gardens grounds and benefiting from significant outdoor space, the subjects have been fully refurbished throughout and are presented to the market in 'true walk-in condition'.

The accommodation is entered via storm doors into entrance vestibule, leading into spacious traditional style reception hallway with cloaks cupboard adjacent, splendid formal bay windowed lounge to front with feature fire place and beautiful stained glass windows, generous principal bedroom with contemporary en-suite shower room, second good double bedroom, luxurious upgraded fitted kitchen with a range of wall and base mounted units, central island, and French doors to decking at rear, and the lower hall provides access to useful laundry/utility room with access to rear gardens, contemporary main family bathroom with stylish tiling and finishes, and lovely further double bedroom with rear aspects over the garden. Basement providing great additional storage. The property has been re-wired, re-plumbed and benefits from newly installed kitchen bathroom, en-suite, double glazing, new gas central heating system, and whilst the property retains a number of traditional period features such as decorative plaster works, stained glass and traditional paneled doors, the subjects have been sympathetically upgraded and modernized with stylish decoration and presentation throughout.

Externally the property enjoys generous outside space with large rear garden area designed for ease of maintenance laid mainly to lawn with mature shrubs and border planting. The property benefits from large driveway to front and side providing ample vehicular parking and further the property benefits from lovely front garden area.





Busby is a village within East Renfrewshire and lies approximately six miles south of Glasgow City Centre and 0.8 miles northwest to the outskirts of East Kilbride. Busby is served by a train station giving direct access to the city centre in addition to locally providing catchment to Busby Primary School and secondary schooling is available via Williamwood High School or St Ninian's High School. The village provides The Busby Hotel which is a major landmark and was extensively refurbished in 2014 in addition to the White Cart and Cartvale pubs on the main street. Busby is a few minutes drive to Clarkston which provides further retail outlets, independent cafes and restaurants.

CC0715 | Sat Nav: 'Culzean' 17 Carmunnock Road, Busby, G76 8SZ

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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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