



19 ALEXANDER AVENUE

EAGLESHAM

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A charming, detached villa in mature gardens within the picturesque village of Eaglesham.

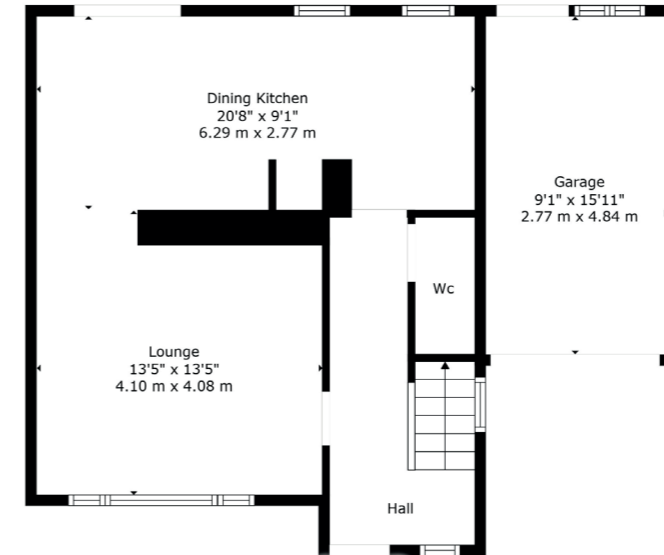
Nestled in mature and level gardens in a preferred Eaglesham location 19 Alexander Avenue is a charming, detached villa which offers an exceptional opportunity to the market.

Spacious reception hallway with two slip windows bringing in plenty of natural light with under stair WC provides access to the rest of the home. Lovely formal lounge with feature fireplace looks into the established front gardens and opens to the dining kitchen to the rear of the home. The dining kitchen is an excellent example of this style reconfiguration and has created a lovely family space complete with French doors into the rear gardens. The modern kitchen combines a range of wall and base mounted units with a mix of free standing and integrated appliances meeting the demands of modern life.

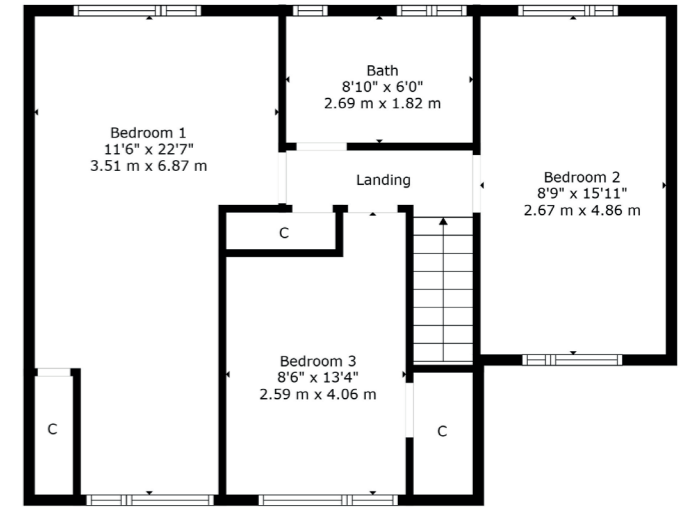
Upstairs the accommodation extends to three excellent bedrooms and generous main bathroom. Principle bedroom one boasts dual aspects of both front and rear gardens with a combination of fitted and built in storage. Bedroom two again benefits from dual aspects which is a true rarity and is an ample double bedroom. Bedroom three has been utilised as an office for many years and could continue as such or once again find use as a good third bedroom.

Externally the property occupies a lovely mature plot which has a range of planting areas, paved sections, lawn sections and established greenery. To the fore is a paved driveway suitable for multiple cars and access to the attached single garage. With suitable consents the garage could be converted into further accommodation with plenty of local examples as references.





Floor 1



Floor 2



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 hotels, bars, restaurants, popular village primary school and is also within the catchment radius for nationally recognised 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, Clarkston Station and Hairmyres Station are the local train stations. Both Glasgow and Prestwick airports are also within easy reach.

NM4249 | Sat Nav: 19 Alexander Avenue, Eaglesham, G76 0JG

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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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