

# 20 OLD PLAYFIELD ROAD

## CARMUNNOCK



c o r u m

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3 | BEDROOMS  
4 | BATHROOMS  
2/3 | PUBLIC ROOMS

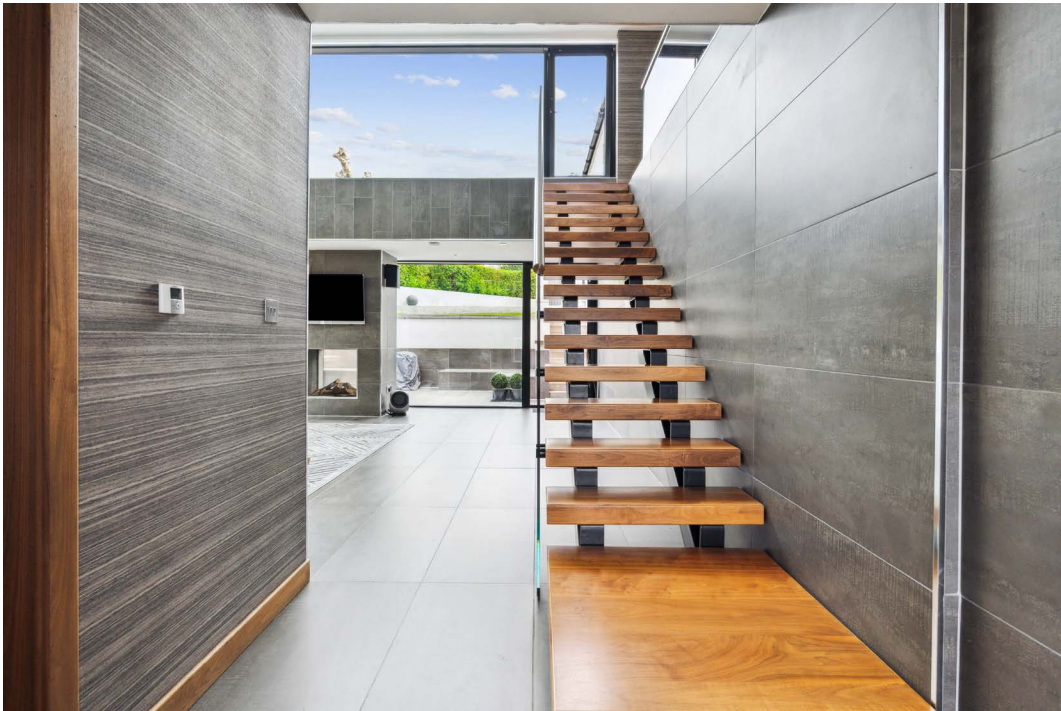
**A unique and impressive detached residence set within a generous corner plot.**

This architect designed and highly individual detached residence enjoys a popular location within the sought after village of Carmunnock. Set within a generous corner plot, the subjects display spacious accommodation with some wonderful design features and enjoy private gardens.

Extending to approximately 3400 square feet or thereby, the ground floor accommodation extends to entrance vestibule, traditional reception hallway, beautiful formal lounge with feature corner window formation, wonderful principal suite with dressing room, contemporary en-suite bathroom and spacious bedroom area, second en-suite bedroom with contemporary en-suite and the bathroom can also be accessed via the hallway, third double bedroom with fitted wardrobes and access to stylish en-suite bathroom. To the rear of the property there is a sleek and contemporary fitted kitchen with a range of wall and base mounted units and feature island with infinity stone worktop, providing open plan access to lovely dining area with aspects over gardens. A stylish feature staircase provides access to the lower ground level with access to wonderful open family/ sitting area with free standing feature fireplace and access to private gardens. This lower level is completed by a separate spacious useful laundry/utility room with access to gardens. The luxurious specification includes a system of gas central heating, high performance double-glazing, high-quality tiling, sanitary wear and fitments, designer kitchen and the overall finishes, design and presentation are of an exemplary standard throughout.

Externally the property is set within private garden grounds designed for ease of maintenance with sunken seating area and large lawned area. Monoblock driveway to front providing vehicular parking leading to attached garage fitted with power and light.





























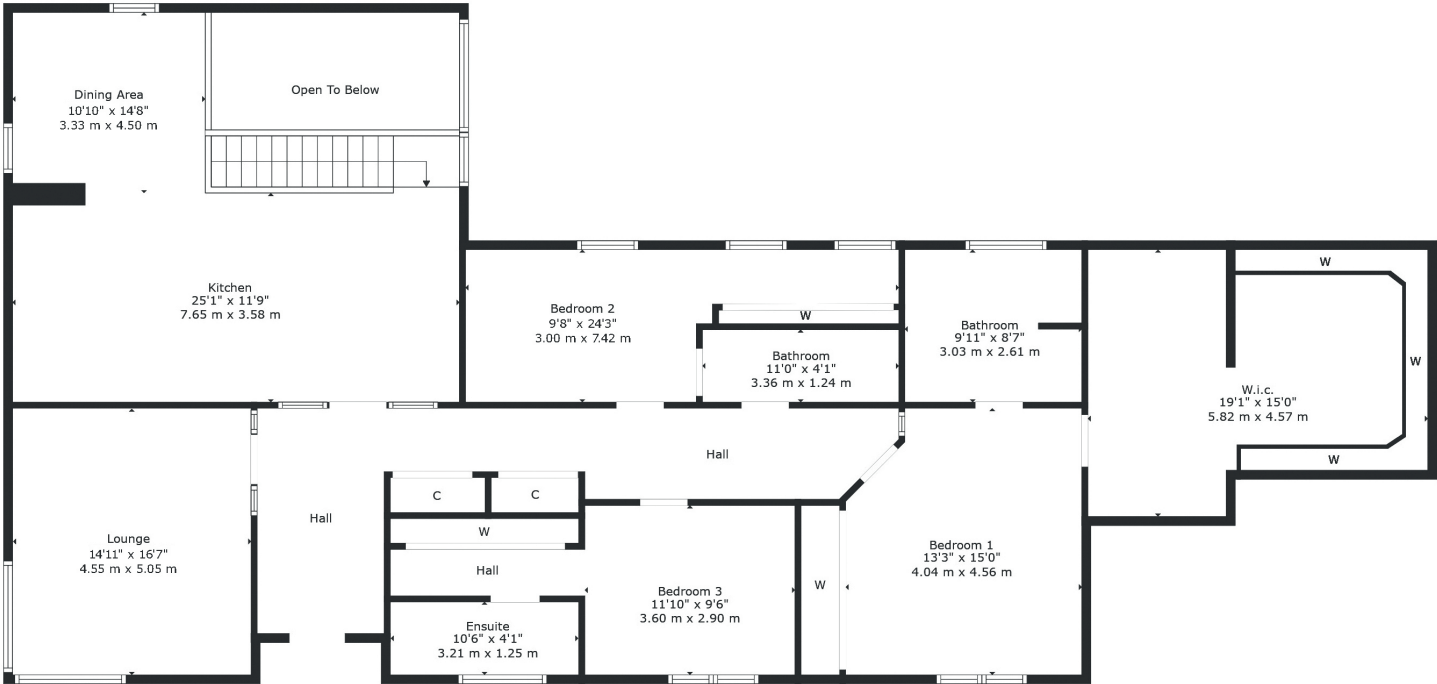




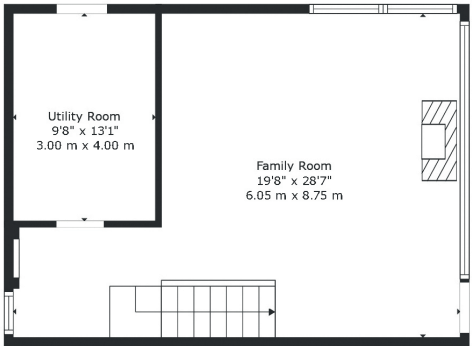








Ground Floor



Lower Level

Carmunnock is the last remaining rural village within the city boundary of Glasgow. It has a conservation centre which includes a thriving coffee shop, helpful pharmacy, excellent village shop, admired restaurant and historical Parish Church. The village has an excellent primary and nursery school.

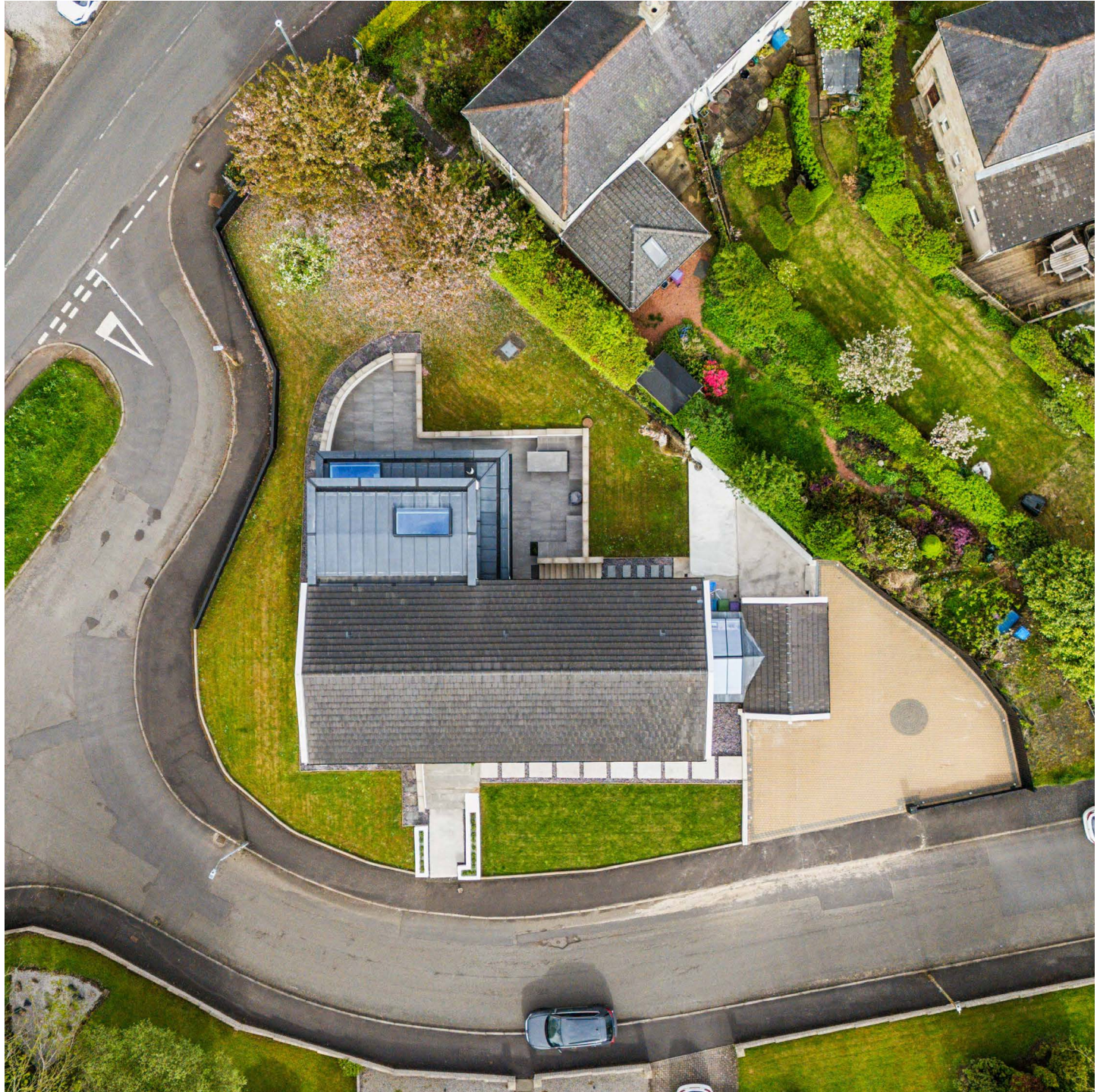
Situated on the edge of the Cathkin Braes provides easy access to a full range of outdoor pursuits such as the Commonwealth Mountain bike circuit, Cathkin Golf course, equestrian facilities and country walks. A full range of sporting and leisure facilities are also available within the surrounding district.

There is a direct bus service to East Kilbride and Glasgow city centre and Busby Train Station is approximately one and half miles away also giving access to the city. The nearby suburbs of Clarkston and Newton Mearns provide independent retailers and shopping outlets and there are further covered malls in East Kilbride and Newton Mearns. Distance to Glasgow

**CC0779** | Sat Nav: 20 Old Playfield Road, Carmunnock, G76 9BT

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









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