



**44 PICKETLAW ROAD**

EAGLESHAM

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5 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

**An impressive, detached villa set within generous garden grounds.**

This modern detached villa constructed by Mactaggart & Mickel enjoys a lovely position within this highly sought after residential development. Set within generous garden grounds the subjects are well presented throughout and offer a great opportunity to the marketplace.

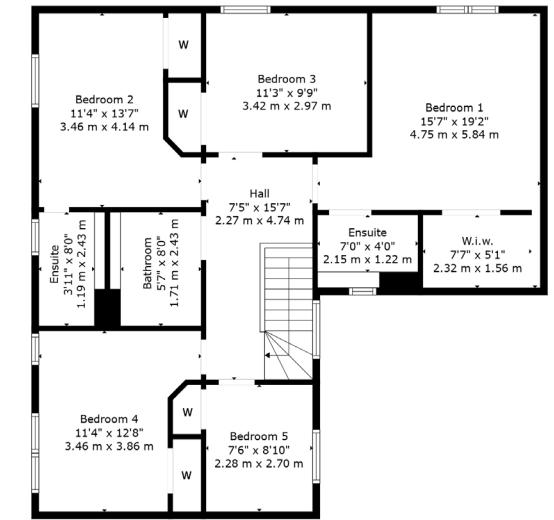
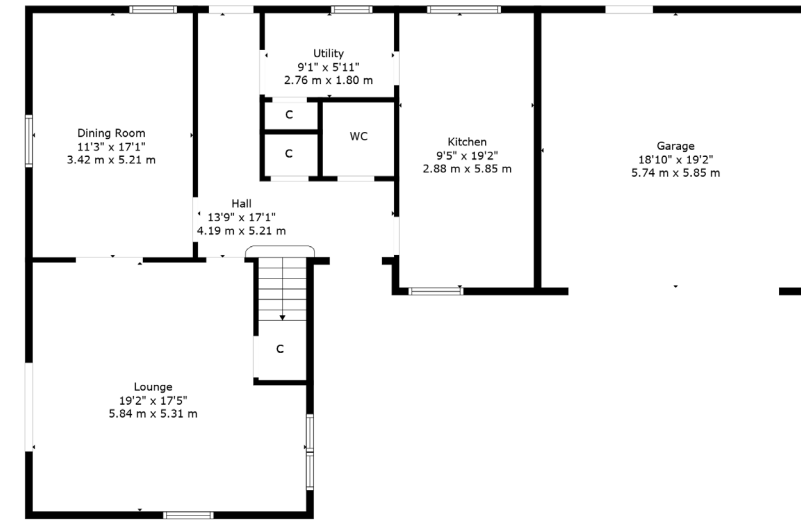
The ground floor accommodation extends to traditional reception hallway with storage and WC adjacent, fantastic formal lounge with multiple aspects, and sliding pocket doors through to lovely formal dining room (currently used as a TV room/den). The ground floor is completed by spacious and modern dining kitchen with access through to separate utility/laundry room. Upstairs bright and spacious landing area gives access to fantastic principal bedroom with walk in wardrobe and contemporary en-suite shower room, second double bedroom with en-suite shower room, three further good bedrooms with fitted storage and modern main family bathroom. The specification includes a system of gas central heating, double glazing, Porcelanosa tiling, and the subjects are well presented and decorated throughout.

Externally the property is set within larger style garden grounds with patio and lawned area. Said gardens are secure and fully enclosed. Monoblock driveway providing ample vehicular parking to front and side leading to attached double garage fitted with power and light (could be converted to provide further accommodation subject to planning).









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, upmarket hotels, bars, restaurants, and 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.

NM4515 | Sat Nav: 44 Picketlaw Road, Eaglesham, G76 0BF

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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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Corum Newton Mearns  
134 Ayr Road, Newton Mearns, G77 6EG

**Tel:** 0141 639 5888

**Email:** [n.mearns@corumproperty.co.uk](mailto:n.mearns@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)