



MANANDO

9 WOODSIDE DRIVE, WATERFOOT

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4 | BEDROOMS

2 | BATHROOMS

2/3 | PUBLIC ROOMS

An utterly charming individually designed detached villa within a quiet residential cul-de-sac.

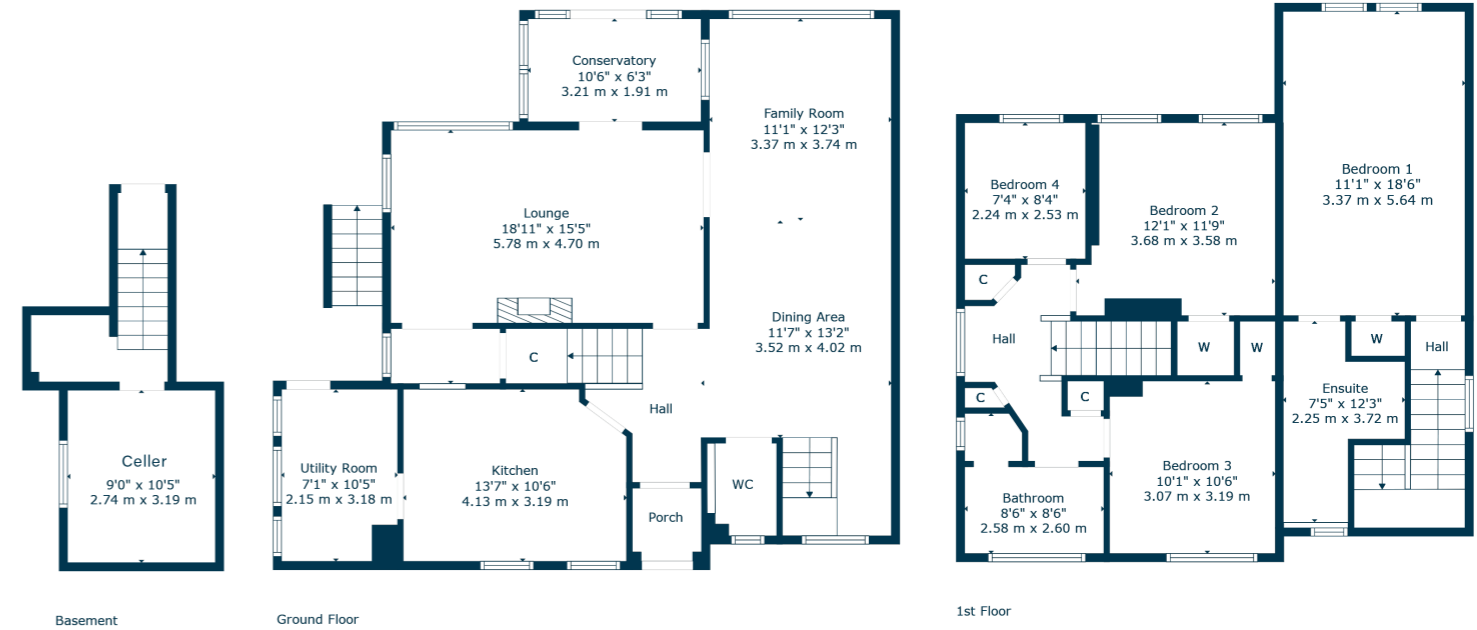
Manando is a post war architect designed detached villa that displays some lovely decorative finishes and is a quintessential character home being presented to the market for the first time since it was built. Enjoying a quiet, peaceful cul-de-sac and set within established garden grounds, the property is distinguished by its whitewashed exterior, decorative tiled external windowsills and internally provides a flexible and versatile layout for a broad range of buyers.

Set under a Rosemary tiled roof system, the property has many noticeable features including lovely oak finishes internally including open fireplace, principal bedroom with en-suite shower room, great size utility room and lovely gardens externally.

The accommodation on the ground floor offers double glazed door leading into vestibule, splendid open reception area which opens into a very impressive lounge/dining room with feature oak flooring and dual aspects with large double glazed windows to front and rear, useful downstairs WC, separate family lounge with feature open fireplace and triple aspect windows, doors giving access to small sunroom and the ground floor is completed by a great sized kitchen with feature oak countertops and the kitchen leads into a spacious laundry/utility room with further door to gardens. The upper accommodation is accessed via two staircases, the feature oak staircase with feature window leads to the upper principal bedroom with Velux windows, built in storage and a contemporary styled en-suite shower room with full tiling and large walk-in shower enclosure. The second upper level accessed off the main staircase off the hallway leads to a bright landing area with storage, two double sized bedrooms, fourth single bedroom and a family bathroom with separate shower enclosure. There is a pull-down ladder leading to a large attic which provides storage.

Driveway to the front offers parking for multiple vehicles with the rear gardens landscaped and designed with patio and split-level lawn area with rockery planting bed. There is cellar space providing storage. Large timber shed in addition to a prefabricated store. External lighting and water.





Waterfoot is close to the conservation village of Eaglesham and also the high amenity suburb of Clarkston. 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 hotel, bars, restaurants, popular village primary school and is also within the catchment radius for nationally recognised, first class 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 and Clarkston Station are the local train stations. Both Glasgow and Prestwick airports are also within easy reach.

NM4524 | Sat Nav: 9 Woodside Drive, Waterfoot, G76 0HD

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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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