

HILL O' BIRCHES

WATERFOOT ROAD, THORNTONHALL



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5 | BEDROOMS 5 | BATHROOMS 7/8 | PUBLIC ROOMS

Hill O’ Birches is a private country estate retaining privacy, seclusion and set within approximately 6 acres of manicured gardens

Hill O’ Birches enjoys a level of seclusion and privacy seldom found within residential property in the southside of Glasgow. Set behind electric gates with a tree lined driveway leading to courtyard parking, this Edwardian residence displays decorative architectural design features, successfully married with modern finishes and interior design.

The property is undoubtedly a generational home and will suit those seeking privacy, seclusion and a significant level of space in addition to its in house sports and leisure facilities.

The accommodation is extensive and extends to just under 11,000 square feet of flexible floorspace.

A magnificent reception hallway provides a sense of occasion on entering the property with focal point fireplace and WC off. There are approximately 7/8 reception rooms provided which include lounge area in addition to formal dining room, family space, TV room, library, home office, games room, gym, billiards room and a large dining kitchen with seating/dining area. There is extensive utility space and laundry in addition to plant room and boiler room. There are five bedrooms provided, the principal bedroom has His & Her dressing rooms and large en-suite, a further three bedrooms which all have their own en-suite facilities, and the fifth bedroom is located above the garage block.

Swimming Pool

There is a swimming pool complex provided with large sliding doors connecting to the outside and there is a sauna, jacuzzi, changing room and shower/toilet.

Garden Grounds

The 6 acre garden grounds are undoubtedly one of the main features and assets of the property. A labour of love over many generations, the grounds are established, mature and provide various areas of interest, walkways are expansive, external sun terrace connects to the property. Manicured lawns for croquet and mature trees enhance the surroundings.

Tennis Court

There is an En-Tout-Cas all purpose tennis court which is gated and has floodlights. Small tennis pavilion adjacent for viewing and sitting.

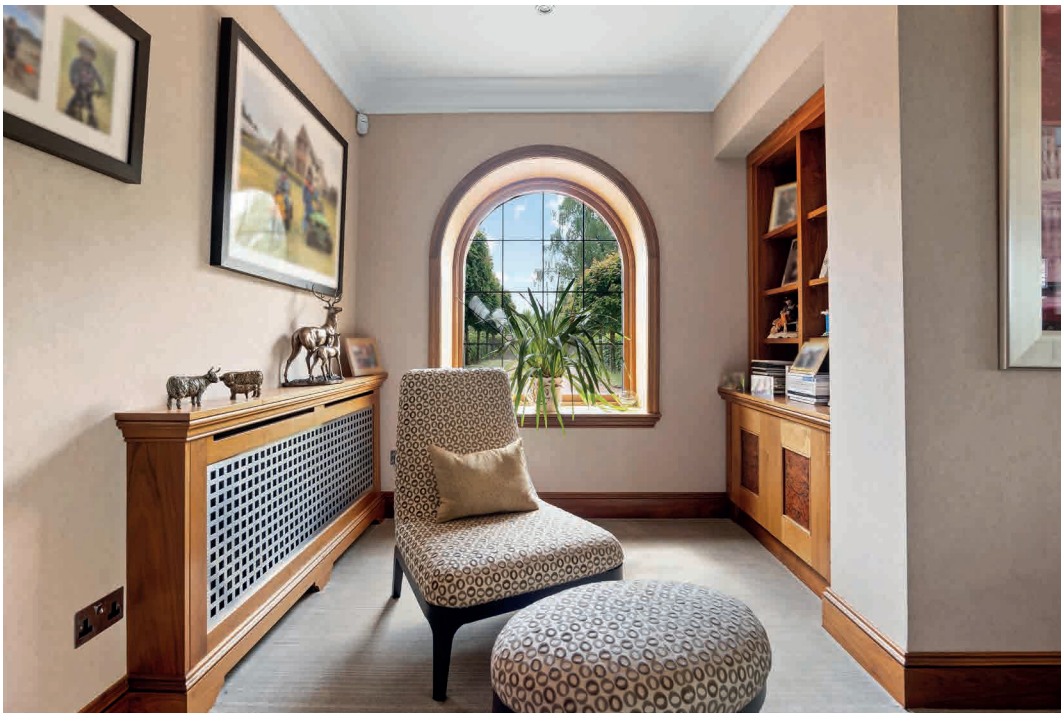
Detached Garage and Self Contained Flat

A detached garage with remote controlled roller door system providing vehicular parking. The garage also has a separate main door entrance from the lower hallway which in turn leads to a self contained upper flat with living room, kitchen, dining area and bathroom.

The Services

The house is serviced by a high performance gas central heating system and has double glazed windows throughout. Monitored alarm system with CCTV security. Septic tank.





















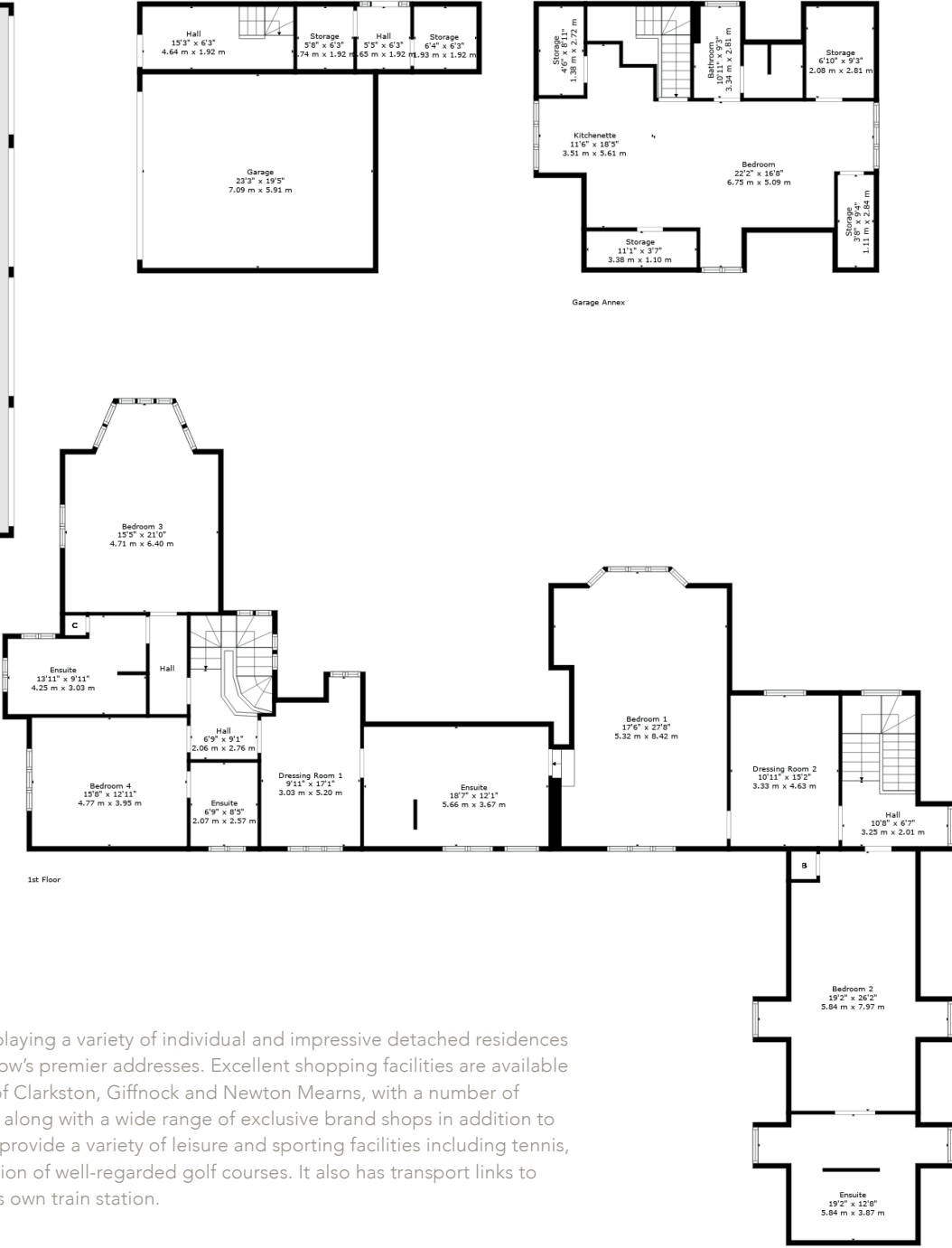
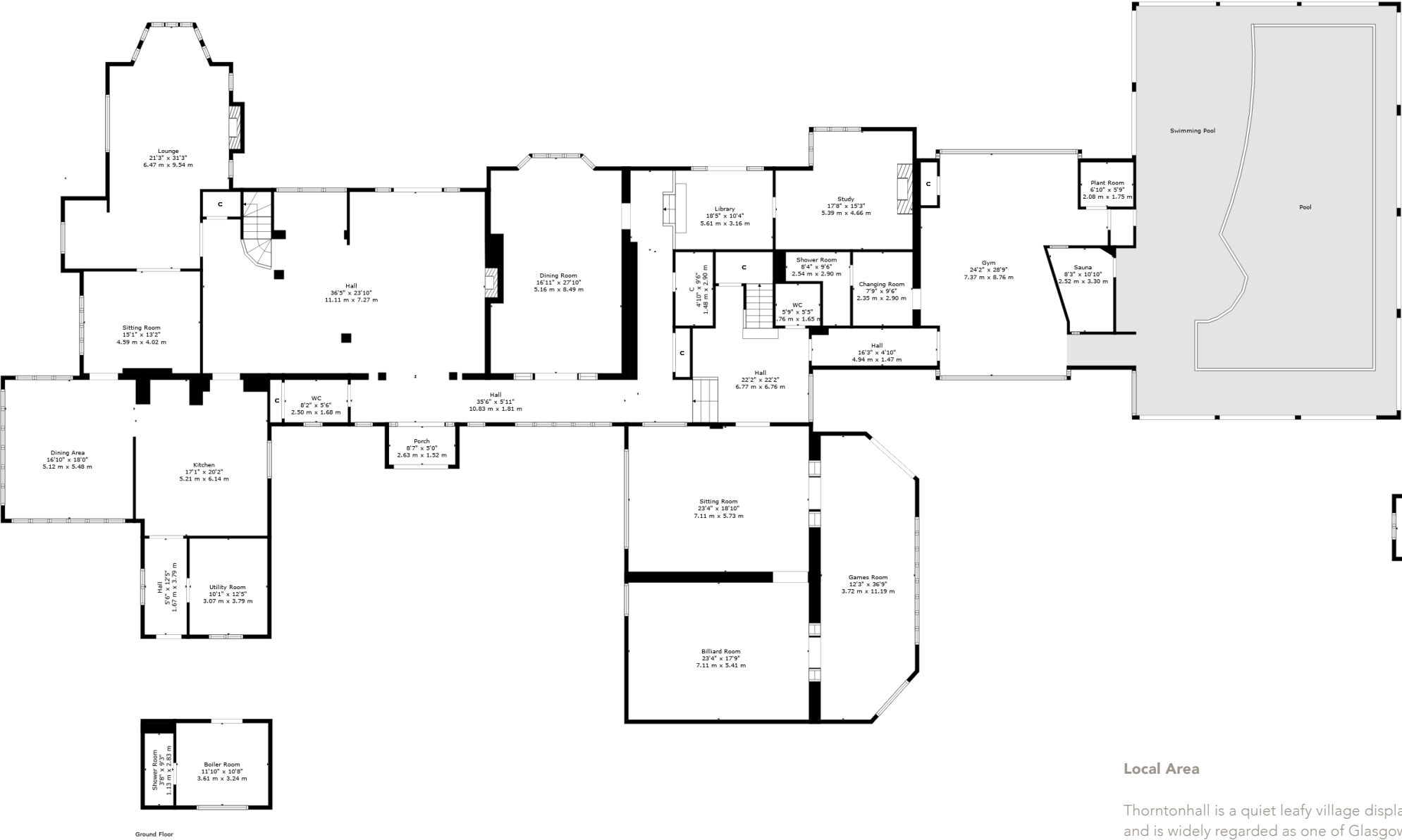












Local Area

Thorntonhall is a quiet leafy village displaying a variety of individual and impressive detached residences and is widely regarded as one of Glasgow's premier addresses. Excellent shopping facilities are available in East Kilbride or the nearby suburbs of Clarkston, Giffnock and Newton Mearns, with a number of major supermarkets including Waitrose along with a wide range of exclusive brand shops in addition to Silverburn Shopping Centre. They also provide a variety of leisure and sporting facilities including tennis, rugby, bowling, equestrian and a selection of well-regarded golf courses. It also has transport links to the city centre and beyond by way of its own train station.

NM4579 | Sat Nav: Hill O' Birches, Waterfoot Road, Thorntonhall, G74 5AD

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







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