



# 12 MONTGOMERY STREET

## EAGLESHAM

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







**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**A lovely mid terraced property enjoying a sought after village location.**

This traditional mid terraced residence enjoys a prime central location within the lovely conservation village of Eaglesham. Displaying accommodation encompassed over a three level layout, the subjects benefit from lovely open aspects across The Orry and could potentially suit a variety of purchasers.

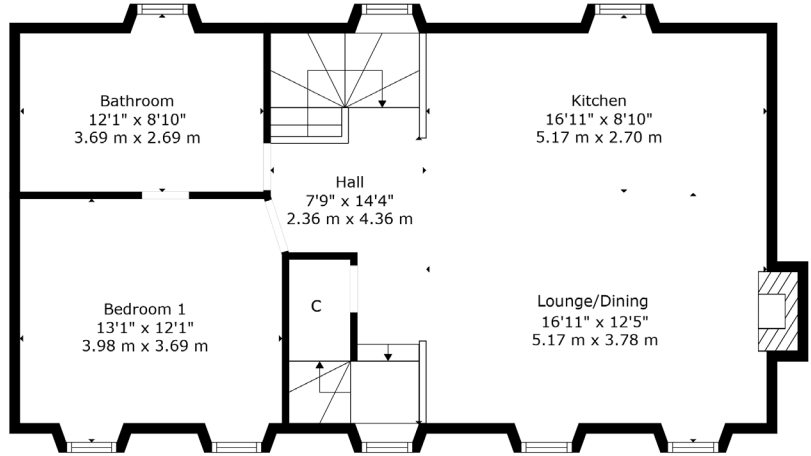
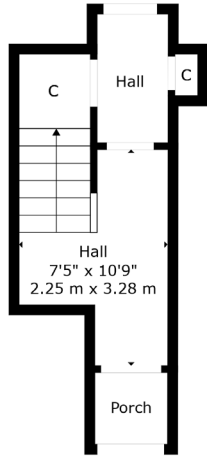
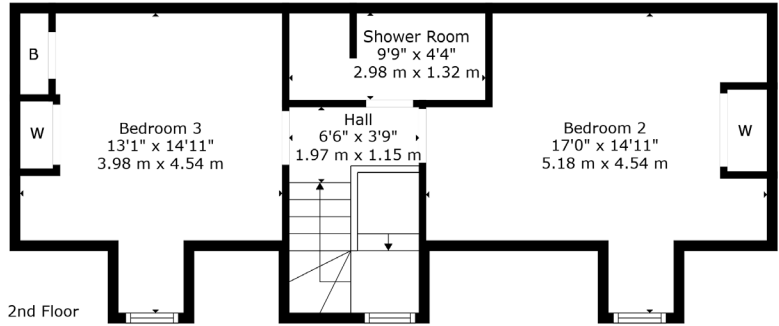
The ground floor accommodation extends to entrance vestibule, traditional style reception hallway, staircase ascending to the first floor which provides fantastic open plan kitchen/ dining/living area (kitchen with a range of wall and base mounted units and feature island), spacious double bedroom and contemporary main family bathroom. A further staircase leads to the attic level which provides two further good bedrooms and contemporary shower room. The specification includes a system of gas central heating, double glazed sash and casement style windows, feature balustrade, and overall, the subjects are well presented and decorated throughout.

On street parking to front. Convenient access to The Orry.









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.

**NM4676** | Sat Nav: 12 Montgomery Street, Eaglesham, G76 0AS

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





WE'RE **SOLD** ON  
YOUR FUTURE



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)