



11 Picketlaw Road, Eaglesham, Glasgow, East Renfrewshire, G76 0BF

Six Bedroom, Detached Home with Gardens, Double Driveway & Double Garage

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Property Description

Immaculately presented and spacious, six-bedroom, detached family home with gardens, a double driveway and a double garage. Set on a southerly facing corner plot of a modern, quiet residential development in the desirable village of Eaglesham, East Renfrewshire. Comprises an entrance hallway, living room, sitting room, dining/kitchen, utility room, six flexible bedrooms, an office, two en-suites, a family bathroom and a ground floor WC.

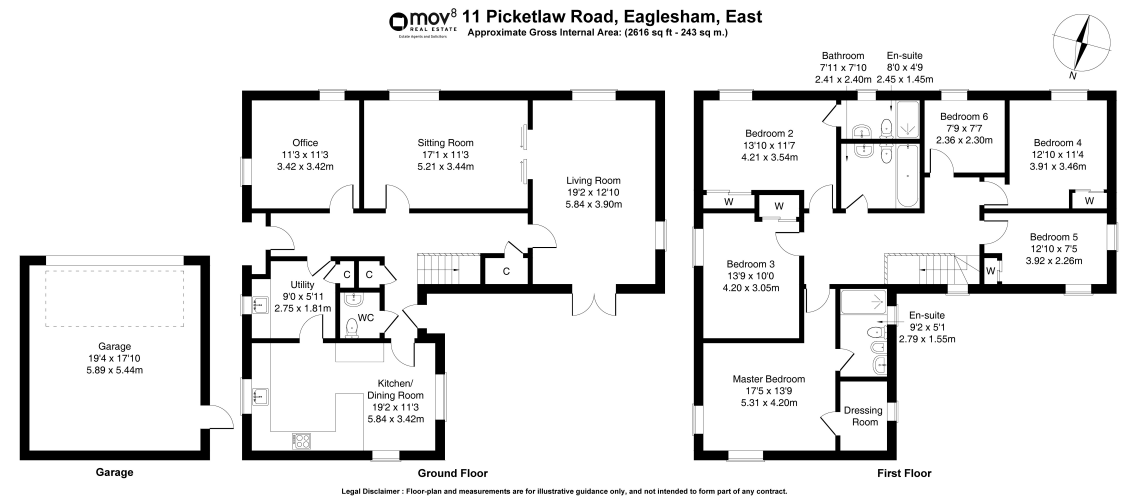
Highlights include a quality integrated kitchen, modern bathroom suites, dual-aspect rooms, contemporary flooring, and multiple TV/media points. With light tasteful decor throughout, there is also gas central heating, modern internal doors, double glazing, and superb integrated storage. Externally, there is a mono-blocked driveway to the side, a garage with power and lighting, and an enclosed garden with a lawn and a patio. This leafy development also provides a network of paths, children's play areas, and ample additional residents' and visitors' parking.

The entrance hall has wood effect flooring, and gives access throughout the ground floor including two storage cupboards and a convenient WC. Set to the front, a generously sized sitting room features full-height windows, a central light fitting and sliding doors accessing the triple-aspect living room which provides further family space and access to the garden areas.

Set to the rear, the triple-aspect kitchen/dining is fitted with modern units and worktops, a breakfast table, a sink with drainer and a tiled surround. Appliances include an integrated five-ring gas hob, a fridge, a separate freezer and a double oven, whilst the utility room features further matching units and worktops, another sink with drainer, and ample space for freestanding appliances. Also, on the ground floor, a flexible home office provides superb space, dual aspect windows and a TV wall mount.

Upstairs, the master bedroom features carpeted flooring, a dressing room and a modern en-suite shower room; whilst bedroom two is similarly sized, also with carpeted flooring, an en-suite shower room and built-in wardrobe space. Bedrooms three, four and five are similarly well finished with carpeted flooring and built-in wardrobes, whilst bedroom six likewise has carpeted flooring. Completing the accommodation, the fully tiled family-size bathroom is fitted with a modern three-piece suite, a shower over the bath and a ladder-style radiator.

A 360 Virtual Tour is available online.





Area Description

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, and the popular village primary school, as well as being within the catchment for nationally recognised first-class schooling. Some of Scotland's highest attaining and most sought-after finest independent schools are all within this catchment area. 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 quick 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.











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