



201 Bonnyton Drive  
Eaglesham | G76 0NQ

pattison&co



Offers Over £149,000



### 201 Bonnyton Drive, Eaglesham, G76 0NQ

This is a wonderfully well presented 2 bed mid terraced Villa in historic Eaglesham Village. The property enters by an expansive front garden which entrance is enclosed by mature trees. The front door leads in to the spacious living room which is tastefully decorated and features wood effect flooring and a large double window allowing for maximum light exposure. The rear facing kitchen spans the width of the house and benefits from wall and floor mounted neutral cabinetry, and features half height white metro tiling. Also available is space for a generous dining table and chairs. The kitchen area leads to the rear garden which is enclosed on all sides. Upstairs, the property specification includes 2 well proportioned bedrooms which each provide space aplenty for a double bed. Each bedroom benefits from integrated storage space, with bedroom 1 having the benefit of mirrored sliding doors. The newly renovated bathroom boasts full height wall tiling, as well as tiles to the floor, and includes white sanitaryware, shower over bath, and chrome towel rail. The property specification includes combi boiler, UPVC double glazed windows, and UPVC front and rear doors. Eaglesham village is served by all usual amenities such as shops, restaurants and the historic Eglinton Arms Hotel. The property is within Eaglesham Primary School, St Ninians and Mearns Castle High School catchment areas, and is ideally located being just a short distance from East Kilbride. Further, the nearby M77 motorway network connects the property to the central belt of Glasgow and Ayrshire with ease.



All room measurements are taken at the longest and widest points and are approximate:-

Living Room: 4.15m x 3.31m

Kitchen: 2.35m x 4.25m

Bedroom 1: 3.15m x 3.30m

Bedroom 2: 3.35m x 2.36m

Bathroom: 2.40m x 1.80m





Certificate Number :

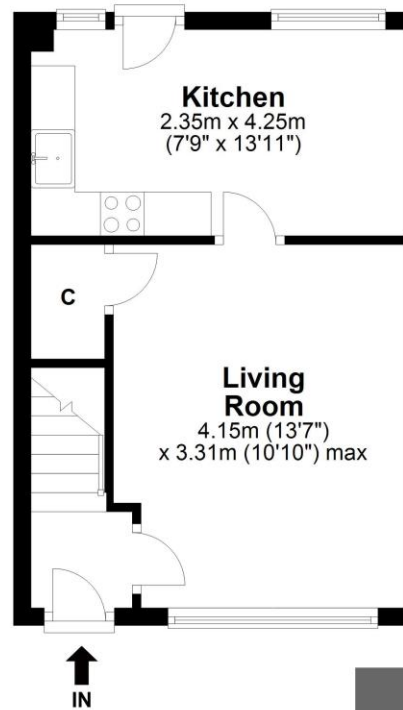
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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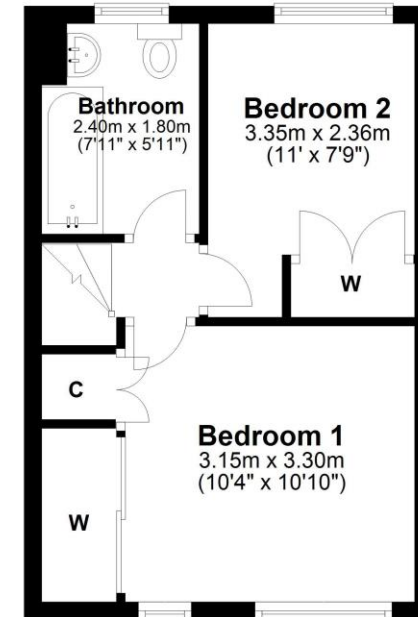
### Ground Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



### First Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



Total area: approx. 56.2 sq. metres (604.9 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters to affect your decision to buy, please contact us before viewing the property.