



Impressive house and grounds with planning permission in principle.

The Beeches, 176 Waterside Road, Carmunnock, Glasgow, G76









### Local Information

The Beeches commands a prime position just outside the highly sought after conservation village of Carmunnock which achieved conservation status in the 1970s. It is arguably the last true village to sit within the Glasgow City Centre boundary.

Carmunnock itself provides a shop, cafe, restaurants, church, and recreation club with nearby Busby providing an excellent train service to the commercial centres of Glasgow and East Kilbride.

The area has many local schooling options with private education also available at Glasgow Academy, St Aloysius' College, Kelvinside Academy, High School of Glasgow, Hutchesons' Grammar School and Belmont House School.

The neighbouring suburbs of Clarkston, Giffnock and Newton Mearns provide a plethora of amenities including The Avenue Shopping Complex, Williamwood and Whitecraigs golf courses, tennis and bowling clubs and additional sports and recreational facilities. East Kilbride offers a wealth of retail outlets, restaurants, theatre, ice rink, aqua centre and leisure centres.

### About this property

The Beeches is a superb detached home in an extremely private and beautiful setting, designed to look onto the extensive grounds. The property sits in just under an acre of land and extends to over 3290 sq ft. The property offers extremely flexible accommodation for a large and expanding family and boasts planning permission in principle for a property to be built in a portion of the garden or a percentage of the land to be sold off and a property to be built on the plot.

The accommodation itself starts at ground level and begins with a welcoming reception hallway with a staircase leading to the upper level. The main drawing room, sunroom and dining room are located off the hallway along with a spacious sitting room which gives access to the contemporary fitted kitchen which benefits from a range of built in appliances and high gloss white cabinetry including an island unit with breakfast bar. A handy utility room and large garage are located off the kitchen. Much of the ground floor benefits from attractive features including fireplaces, picture windows and a stunning outlook onto the expansive and immaculate garden.

The stairway leads to a sizeable upper landing with five bedrooms off, one of which is currently used as a study. The principal bedroom has a fantastic en suite shower room and a large window allowing in plenty of light. The family bathroom has a bath, separate shower, low level wash hand





basin and WC and completes the living accommodation.

The Beeches has a secure gated entrance that gives access to the driveway and garage both providing ample parking for multiple cars.

The garden grounds are extremely well maintained and are extensive. There is scope to expand the house to the rear if desired or sell off a portion of the garden with planning permission in principle.

**Tenure**

Freehold

**Local Authority**

Glasgow City Council

**Energy Performance**

EPC Rating = D

**Viewing**

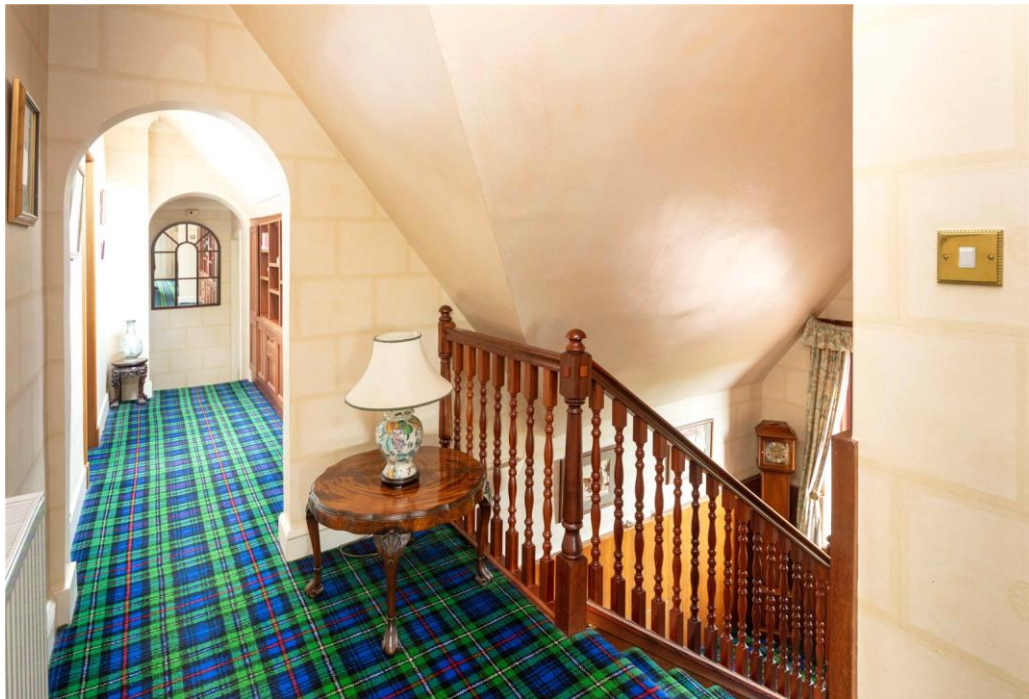
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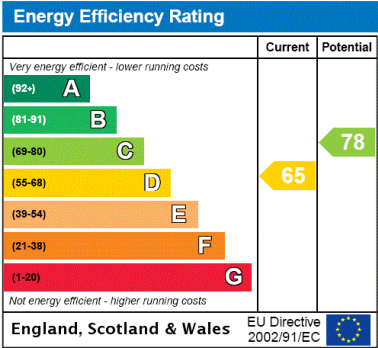
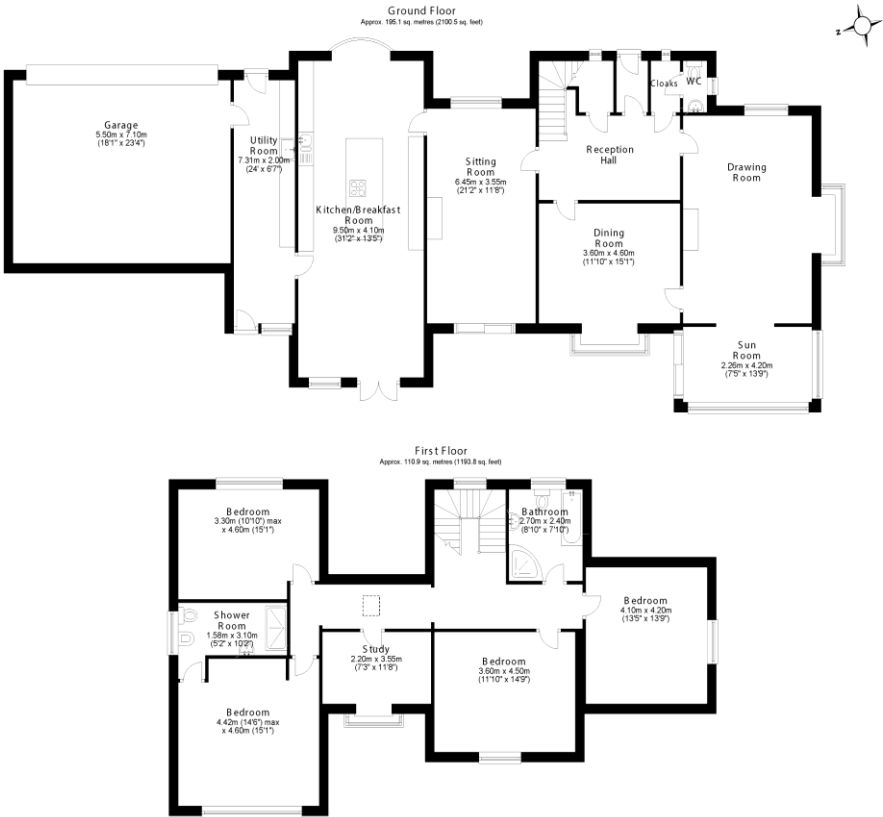


The Beeches, 176 Waterside Road, Carmunnock, Glasgow, G76  
Gross Internal Area 3294 sq ft, 306 m<sup>2</sup>

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Beeches, Waterside Road  
Total area: approx. 306.0 sq. metres (3294.3 sq. feet) including Garage.  
For identification only. Not to scale. copyright JPI. Gross Internal Area (approx.)



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