



Stunning blond sandstone Victorian villa.

Woodburn, 10 Graham Avenue, East Kilbride, Glasgow, G74 4JZ



Drawing room • Dining room • Sitting room • Snug • Family area • Dining kitchen • Games room • Bathroom • Cloakroom • Four bedrooms • Dressing room • Shower room

Local Information

Graham Avenue is one of the most prestigious streets in East Kilbride within 'The Village' area of the town. The Village encompasses the oldest part of the town, dating back to before the designation of East Kilbride as a New Town.

The largest town in South Lanarkshire, East Kilbride has an extensive range of amenities including shops, restaurants, cinemas, sports centres and recreational facilities. Nearby transport links at East Kilbride train station provide a connection to Glasgow Central Station and beyond. The main road links onto the M74 motorway, giving access by road to Edinburgh in the east, Glasgow to the west and south to England.

The property is well positioned to take advantage of many schooling options with private schools available in the nearby suburbs of Newton Mearns, Rutherglen and Pollokshields, and include Belmont House School, Fernhill School and Hutchesons' Grammar School to name a few.

Glasgow offers numerous cultural centres including Kelvingrove Art Gallery and Museum, the Transport Museum, the Science Centre and the Burrell Collection within Pollok Park. It is widely

regarded as one of the leading UK cities for retail space, boasting many shopping complexes including Braehead, Buchanan Galleries, Silverburn and the St Enoch Centre.

About this property

Woodburn, 10 Graham Avenue, is a stunning Victorian villa that has been renovated, upgraded and extended to the highest of standards. Constructed of blonde sandstone under a slate roof, the property sits in an enviable position in the heart of the village surrounded by lush green lawns, mature gardens and trees.

Accessed via private double gates, the driveway leads up to the main house and forms a semi-circular shape offering drive-in drive-out access. There is ample parking for multiple vehicles and a double garage providing secure sheltered parking.

The principal accommodation is extensive and extends to approximately 3323 sq ft over two floors with tastefully decorated and spacious rooms throughout. Woodburn has many desirable features including intricate corncicing, ceiling roses, focal fireplaces and sash and case windows.

The accommodation begins in the reception hall with the main turned staircase featuring the



original iron balustrade and mahogany handrail leading to the first floor with feature picture window on the mid-landing. Off the reception hall the drawing room has a fireplace and a large bay window looking onto the beautiful front garden. Directly adjacent, the guest bedroom is spacious and offers a versatile space.

The dining room is also located off the reception hall and has two arches that lead through to the recently added open plan living space to the rear of the property that benefits from a split level with the sitting area on the upper portion. The snug, study area, family area with wood burning stove, dining area and kitchen form this impressive open plan extension with large bi fold doors leading out to the rear garden and large patio area with beautiful water feature at the centre.

The kitchen is superb and is fitted with high spec appliances, contemporary floor and wall mounted units, polished granite and Corian worktops and an integrated coffee machine. The central island houses the sink and plenty of drawer storage while the separate dining area makes this a fantastic entertaining and family kitchen. Located off the kitchen is a games room/gym which could be utilised in a number of ways. A family bathroom and a separate WC completes the ground floor.

Upstairs, the first floor has three spacious bedrooms benefiting from excellent storage and a separate dressing room. The rooms have views over either the front or the rear gardens. The

luxurious family shower room completes the upstairs accommodation.

Externally the property benefits from a stunning private rear garden that is surrounded by mature trees, shrubs, deep borders and is mainly laid to lawn. At the centre a walled patio acts as a focal point with water feature and pond. The front garden is secured with gates at both entrances and again has mature trees and borders.

Tenure
Freehold

Local Authority
South Lanarkshire Council

Energy Performance
EPC Rating = band D

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office.
Telephone:
+44 (0) 141 222 5875.

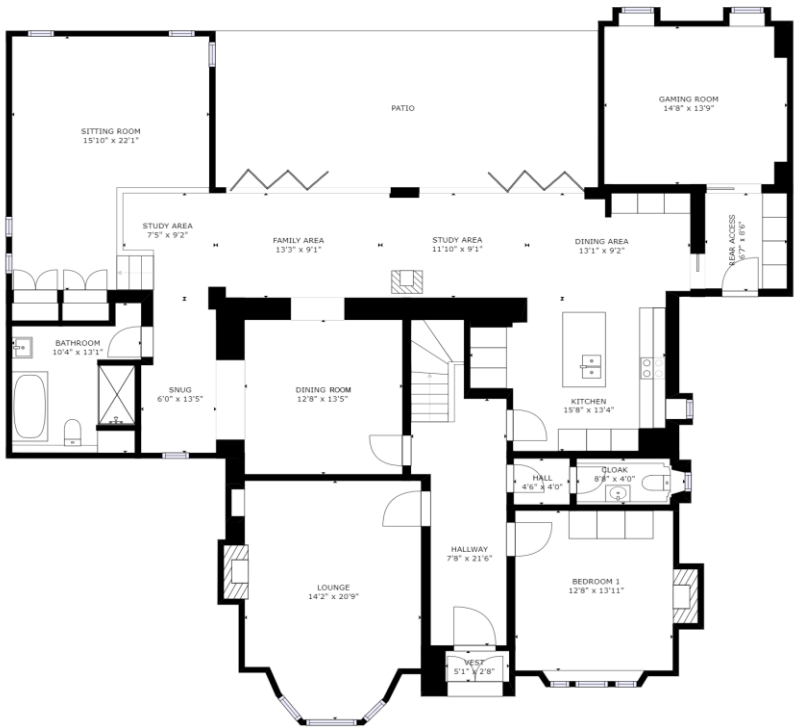




Graham Avenue, East Kilbride, Glasgow, G74
Gross Internal Area 3323 sq ft, 308.7 m²

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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 2432 sq. ft, FLOOR 2: 891 sq. ft
EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 47 sq. ft
TOTAL: 3323 sq. ft
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