



BRAMPTON HALL

JACKTON ROAD, EAST KILBRIDE, SOUTH LANARKSHIRE, G75 9DS

East Kilbride is a thriving town with a great selection of leisure and entertainment facilities. The East Kilbride Shopping Centre has a good choice of high street stores, or wander through the town's village with cobbled streets for a range of specialist shops, tearooms and restaurants. For leisure on your doorstep visit Calderglen Country Park featuring a children's zoo, nature trails, ornamental garden and cafe. Sports enthusiasts are spoilt for choice with a host of golf clubs, Playsport complex cafes and a cinema complex with an ice rink and an impressive Olympic-sized swimming pool.

The property is positioned offering quick easy access to local schooling and amenities with Auldhous, Crosshouse or St Vincents Primary all within a five minute drive with secondary schooling a further five minutes again. From the historic Village to a thriving leader in commerce and technology, East Kilbride is one of Scotland's largest and newest towns enjoying a central locale with ample bus and rail

services and motorway links providing access in and around the central belt. It also boasts a wide and varied range of shopping centres, retail parks, bars, restaurants and nightlife. Some of the local amenities include a multiplex cinema, ice rink, the Arts Centre, the Dollan Aqua Centre, as well as several Sports Centres, Golf Courses and numerous other recreational facilities. East Kilbride also plays host to a variety of local clubs and societies with easy access to Calderglen, Strathclyde and Chatelherault Country Parks.



BRAMPTON HALL



McEwan Fraser Legal are delighted to offer to the market this stunning four bedroom/three public room luxury villa set within 2.3 acres of plot that retains a high degree of privacy to the front, side and rear with beautifully maintained and landscaped private gardens. This stunning twelve year old home has an impressive specification which offers a truly unique mix of old world charm and modern convenience that includes intricate alarm system, double glazed windows, oak doors, skirtings and surrounds throughout, magnificent Carrara Marble tiles throughout the lower level, and beautifully appointed en-suite bathrooms with quality sanitary ware.

A gated entry with long sweeping driveway delivers you to this wonderfully imposing family home, where on entry, the accommodation consists of an entrance porch with solid oak double storm doors leading to the impressive reception hallway where your eyes are immediately drawn to the handcrafted iron stairs with solid oak treads which lead to the upper level. This entrance hall also gives access to the magnificent formal lounge with three sets of patio doors leading to the garden grounds at the rear, the spacious dining area off the stunning kitchen and the utility room. The lower level also has a cloakroom with built-in shoe rack and WC, walk-in cupboard access to the large garage and last but certainly not least the grand conservatory.

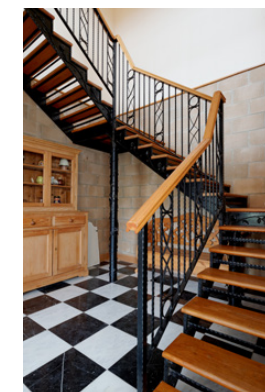
The upper level hosts four bedrooms all boasting en-suite bathrooms and further storage cupboards.

ENTRANCE DORCH:

Double solid oak storm doors give access to the Sandstone wall interior, with black and white checked marble flooring and large double glazed window which allow ample light.

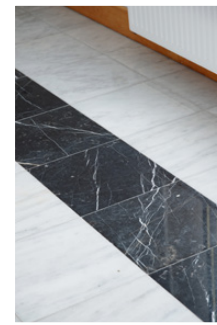
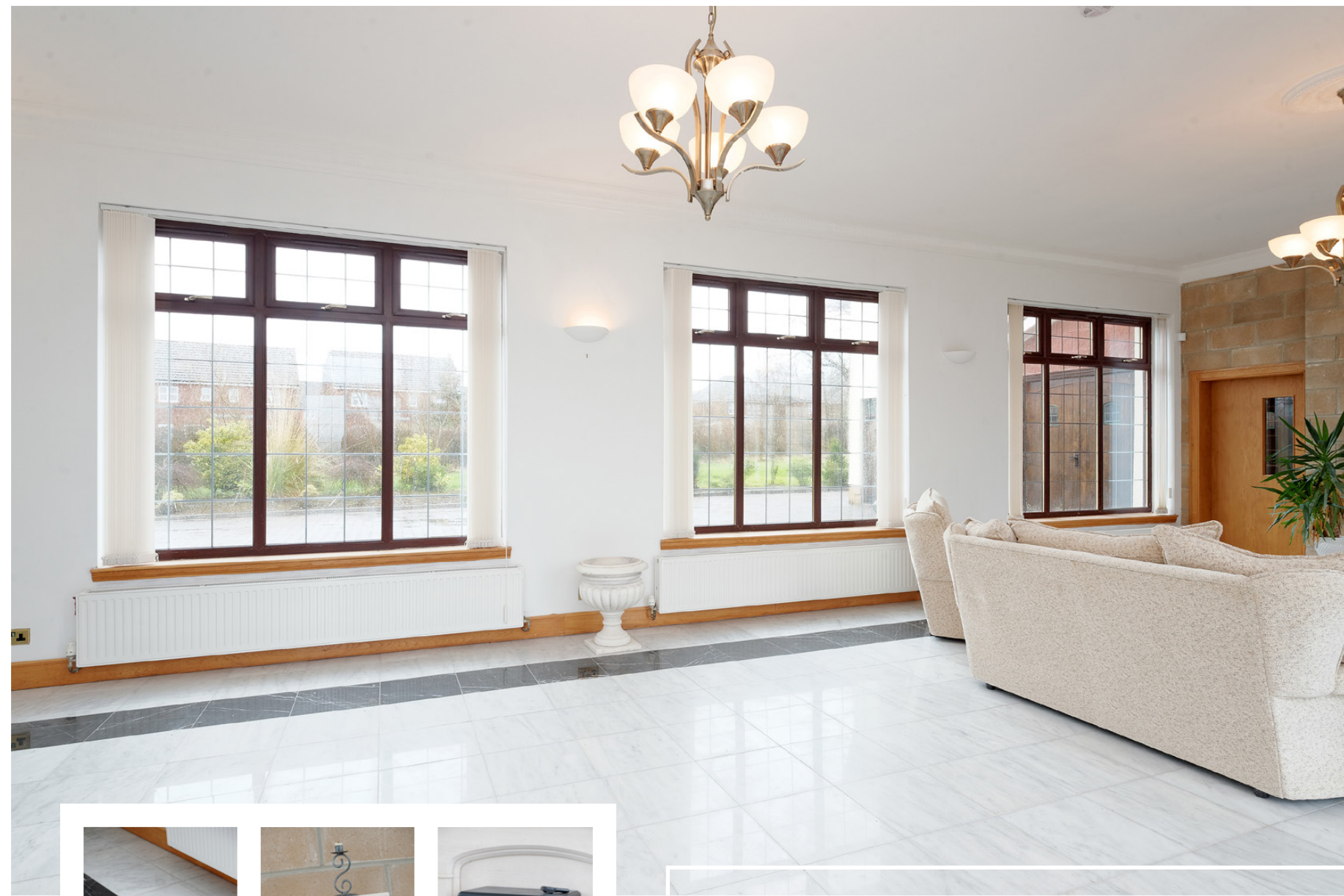
ENTRANCE HALL:

If the exterior of the property impressed you, this is where you realise the quality of the property which awaits you. The black and white checked marble theme floor continues with solid oak doors and a stunning handcrafted staircase to the upper level.



THE LOCATION

BRAMPTON HALL, JACKTON ROAD, EAST KILBRIDE, SOUTH LANARKSHIRE, G75 9DS



THE LOUNGE

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THE LOUNGE:

White Carrara with Nero Inlay marble flooring continues in this spacious lounge. Three sets of patio doors facing south-west and three large double glazed windows facing north-east gives not only panoramic views but ample natural light and on a summers day with the patio doors open transforms this formal lounge completely.



KITCHEN:

At the heart of this family home is a real versatility of space provided by way of the stunning kitchen. The Carrara white marble floor matches the array of cream shaker style solid oak doors to an ample amount of floor and wall units and is complimented by Iroko quarter round worktops and ceramic sink. These are matched in the way of appliances with an 1100mm Stove range cooker, five-ring induction hob, integrated Miele dishwasher, integrated fridge and eight tray freezer and finished with a newly fitted wine cooler and warmer. The breakfast bar allows for casual eating or breakfasting and offers triple aspect views, none better than the uninterrupted view to Eaglesham and beyond.

UTILITY:

This allows ample room for a washing machine, tumble drier and further benefits from an additional sink and drainer. UPVC and glass double glazed door offers access to rear garden

KITCHEN & UTILITY



DINING AREA:

The White Carrara marble floor with Nero inlay theme continues to the dining area which is situated just off the kitchen. This dining area is more than sufficient to host a large dining table and chairs with the oak patio doors and divider allowing ample natural light.

CONSERVATORY:

This spacious room really is the centre of attention with its high ceiling, ornate coving and modern style chandelier lighting matched by the white marble floor with Nero inlays. This rotunda shaped room with three patio doors allows panoramic countryside views.

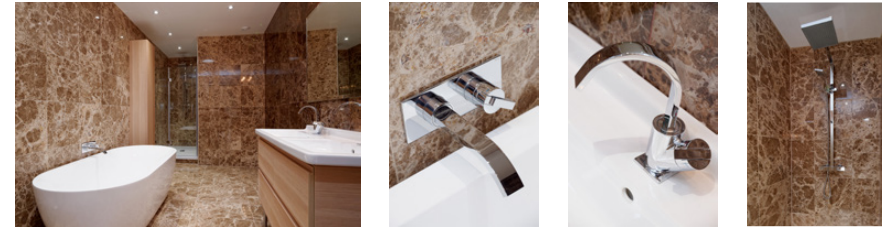


DINING AREA & CONSERVATORY



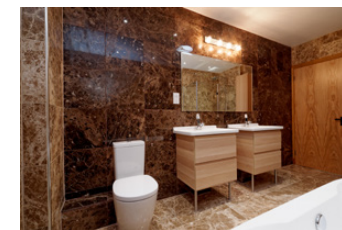
MASTER BEDROOM:

A spacious triple aspect view bedroom with separate walk-in dressing room fitted with hanging rails and shoe rack. An out of this world en-suite bathroom offers a double walk-in shower, free standing bath, WC and double vanity unit with wash hand basins, all finished with Emperador marble floor and wall tiles with natural lighting offered by ceiling sun tube and downlighting.



BEDROOM 2:

Another stunning bedroom with en-suite offering double walk-in shower, his and hers vanity unit with wash hand basin, WC and free standing bath, again, with Emperador floor and wall tiles. This bedroom further benefits from direct access to the garden grounds via an iron spiral staircase and solid oak door.



MASTER BEDROOM & BEDROOM 2

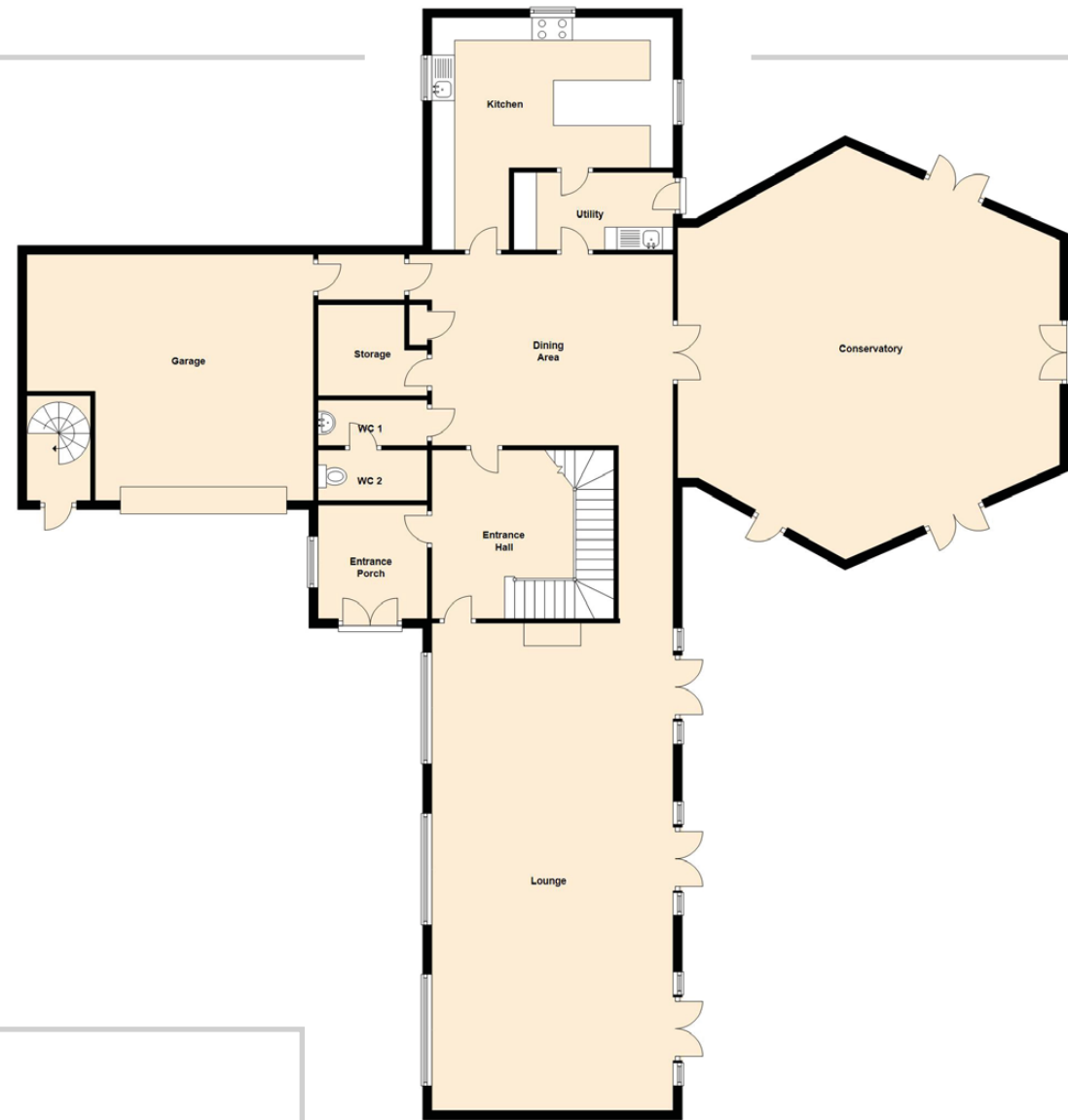


BEDROOMS 3 & 4:

These spacious bedrooms are on the northerly side of the home and offers uninterrupted countryside views over Eaglesham and its moors. Both, again, benefit from mirrored wardrobes and en-suite shower rooms with single shower and vanity unit with wash hand basin, WC and finished with marble floor and wall tiles.



BEDROOMS 3 & 4



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Entrance Porch	2.40m (7'10") x 2.30m (7'7")
Entrance Hall	4.00m (13'1") x 3.70m (12'2")
Lounge	10.70m (35'1") x 5.30m (17'5")
Kitchen	5.30m (17'5") x 5.10m (16'9")
Utility	3.50m (11'6") x 1.70m (5'7")
Dining Area	5.30m (17'5") x 4.20m (13'9")
Storage	2.40m (7'10") x 2.00m (6'7")
Conservatory	9.10m (29'10") x 8.40m (27'7")
WC 1	2.40m (7'10") x 1.00m (3'3")
WC 2	2.00m (6'7") x 1.10m (3'7")
Master Bedroom	5.30m (17'5") x 5.10m (16'9")
En-Suite 1	6.20m (20'4") x 2.30m (7'7")
Wardrobe	3.10m (10'2") x 1.50m (4'11")
Bedroom 2	6.30m (20'8") x 5.30m (17'5")
En-Suite 2	4.10m (13'5") x 2.30m (7'7")
Bedroom 3	4.00m (13'1") x 3.40m (11'2")
En-Suite 3	3.00m (9'10") x 2.10m (6'11")
Wardrobe	2.10m (6'11") x 1.20m (3'11")
Bedroom 4	4.50m (14'9") x 3.30m (10'10")
En-Suite 4	3.20m (10'6") x 1.80m (5'11")
Hall	4.00m (13'1") x 3.70m (12'2")

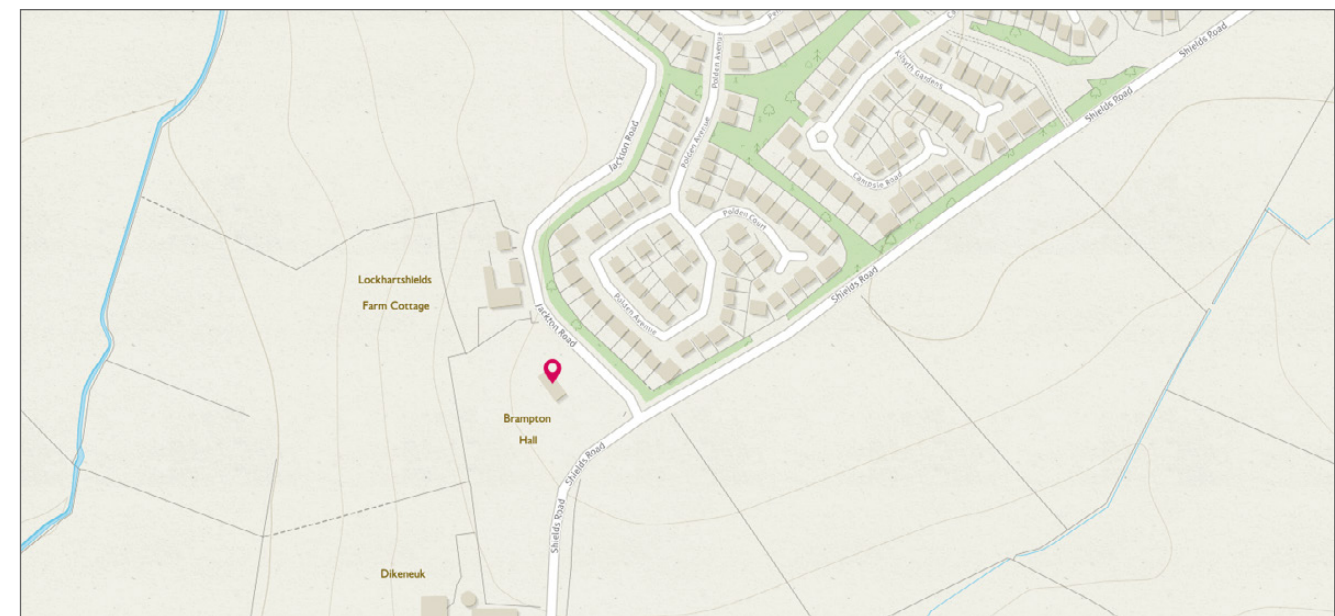
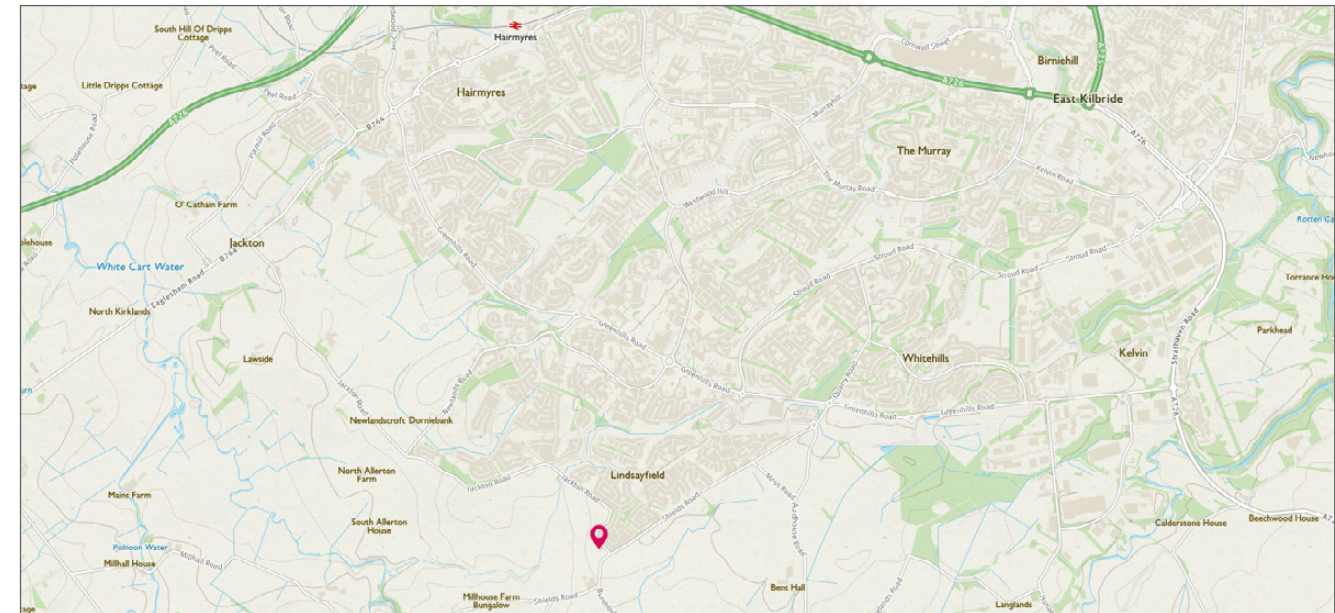
GROSS INTERNAL FLOOR AREA (M²)

388m²

EDC RATING

C

LOCATION



FLOOR PLAN & DIMENSIONS



GARAGE & GARDEN:

The garage accessed off dining area benefits from up and over electric doors and houses modern pressurised oil-fueled central heating system which guarantees ample piping hot water whenever required.

The gardens are mature with beautifully maintained lawns, private feature patios which can be accessed from any of the substantial doors or patio doors which surround the property. The property is also completely surrounded by Tegula block paving and is illuminated by Genuine Victorian lamp posts and sits in approx 2.3 acres of garden grounds mainly laid to lawn. The layout of the property and garden grounds would allow not only grazing for horses but also ample grounds to stable.




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