

12 Linton Court. Jackton G75 8ZG

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Situation

Jackton and Jackton Hall have become increasingly popular residential locations, combining the appeal of a peaceful, semi-rural setting with excellent accessibility to local amenities, transport links and the wider Glasgow area. Situated close to Hairmyres, the leafy village of Thorntonhall and the charming conservation village of Eaglesham, the area offers an attractive balance of countryside surroundings and modern convenience.

The nearby town of East Kilbride provides an extensive range of shopping, dining and leisure facilities, including St James Retail Park, Kingsgate Retail Park and East Kilbride Shopping Centre. Further shopping and amenities can be found in neighbouring Newton Mearns, Clarkston and Eaglesham, offering a variety of supermarkets, independent shops, cafés and restaurants.

For those who enjoy outdoor pursuits, the area is particularly well served by recreational facilities, including Calderglen Country Park, James Hamilton Heritage Park and a selection of local golf courses. Additional sports and leisure facilities include the Dollan Aqua Centre and a range of nearby health and fitness clubs.

The area is well served by local primary and secondary schooling, with further educational options available in the surrounding districts.

Jackton is particularly convenient for commuters, with Hairmyres Train Station providing regular rail services to Glasgow Central. Excellent road connections via the Glasgow Southern Orbital, M77 and M8 motorway networks offer convenient access to Glasgow City Centre, the wider Central Scotland motorway network and Glasgow and Prestwick Airports.

With its attractive surroundings, established and emerging amenities and excellent connectivity, Jackton and Jackton Hall continue to appeal to families, professionals and those seeking a modern lifestyle within easy reach of the city.










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Property Description

An impressive and beautifully presented two-bedroom first-floor apartment, built by Cala Homes, enjoying a desirable position within this popular modern development in Jackton. Offering stylish, contemporary living, the property benefits from a private sit-out balcony, lift access to all levels and two allocated parking spaces, all conveniently located for local amenities and transport links.

Virtually brand new and further enhanced by the present owners, this attractive apartment offers true walk-in accommodation, thoughtfully designed to combine comfort, style and practicality.

Extending to approximately 781 Sqft (73 Sqm), the well-proportioned accommodation comprises:

A secure controlled-entry system provides access to a well-maintained and illuminated communal entrance hall and stairwell, with lift access to all levels.

Internally, a welcoming reception hallway provides useful storage, including a laundry cupboard, and leads through to an impressive open-plan sitting room and kitchen. This bright and spacious living area forms the heart of the home, offering an ideal setting for both everyday living and entertaining, with direct access to a private sit-out balcony. The contemporary kitchen is well appointed with a comprehensive range of wall-mounted and floor-standing units, integrated appliances, breakfasting bar and complementary worktop surfaces, seamlessly combining style and functionality. The principal bedroom is a generously proportioned double, benefiting from fitted wardrobes and an attractive ensuite shower room. Bedroom two is also a comfortable double bedroom, complete with fitted storage, offering flexibility for guests or those seeking a dedicated home office. A stylishly appointed house bathroom completes the internal accommodation.

The property is further complemented by gas central heating, double glazing, two allocated parking spaces and beautifully maintained communal garden grounds. For additional peace of mind, the apartment also benefits from the remaining balance of the NHBC warranty.

Combining the appeal of a virtually new home with modern finishes, excellent practicality and an attractive setting, this superb apartment will appeal to a broad range of purchasers seeking stylish, easily managed living.





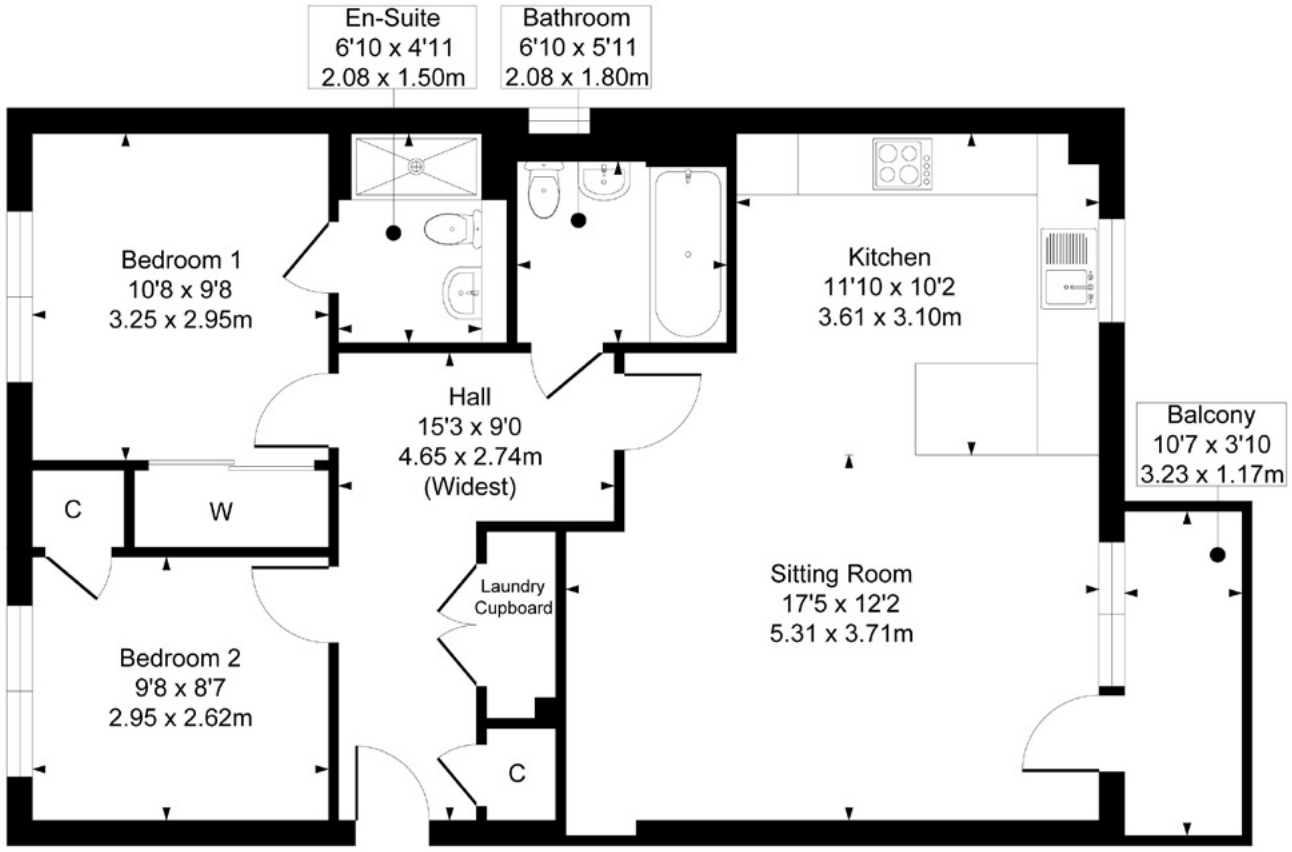






12 Linton Park, Jackton

Approximate Gross Internal Area
Accommodation 781 sq ft - 72.55 sq m
Balcony 41 sq ft - 3.80 sq m
Total 822 sq ft - 76.35 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.

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Viewing
By appointment through
Nicol Estate Agents
Clarkston

Outgoings
South Lanarkshire Council
Band E

Fixtures & Fittings
Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating
Band B

Services
The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority
South Lanarkshire Council,
Almada Street,
Hamilton,
South Lanarkshire,
ML3 0AA
Tel: 0303 123 1015

Property Reference
CLA741

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