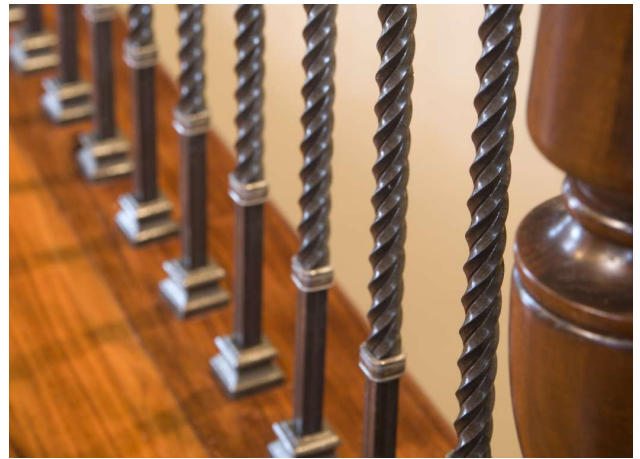


4

PARK PLACE

THORNTONHALL





Situated within the prestigious village of Thorntonhall, this brand new imposing family home offers substantial living space over three floors.

4

PARK PLACE

THORNTONHALL

LUXURY

Thorntonhall village which is frequently referred to in the media as one of the UK's wealthiest and most desirable enclaves lies about 12 miles south of Glasgow city centre and about 3½ miles from East Kilbride. It combines the delights of a leafy village with excellent road and rail links. The Southern Orbital road, just over a mile away, provides high speed commuter links north to Glasgow and south to Ayrshire, while Thorntonhall Station has regular train services to Glasgow, Busby, Giffnock and East Kilbride. There are local primary schools at Busby, Clarkston and Eaglesham, with secondary schooling at Williamwood High School and Mearns Castle. The private schools of Glasgow's south side are easily accessible.

No 4 Park Place is set in a child friendly cul-de-sac within secure landscaped grounds. This brand new home is finished to an incredibly high standard. The double height front reception hall boasts a floor to ceiling cathedral inspired glass feature window to the rear of the property. American black walnut is predominant in the internal doors and the bespoke staircase. The upstairs landing incorporates a minstrels' balcony overlooking the double height reception hall using wrought iron spindles to match the staircase. The design offers wonderfully light, spacious and free flowing accommodation. The house boasts a very roomy integral double garage giving access to the house via the boot and utility rooms. There is also a work shop area incorporated into the garage area.

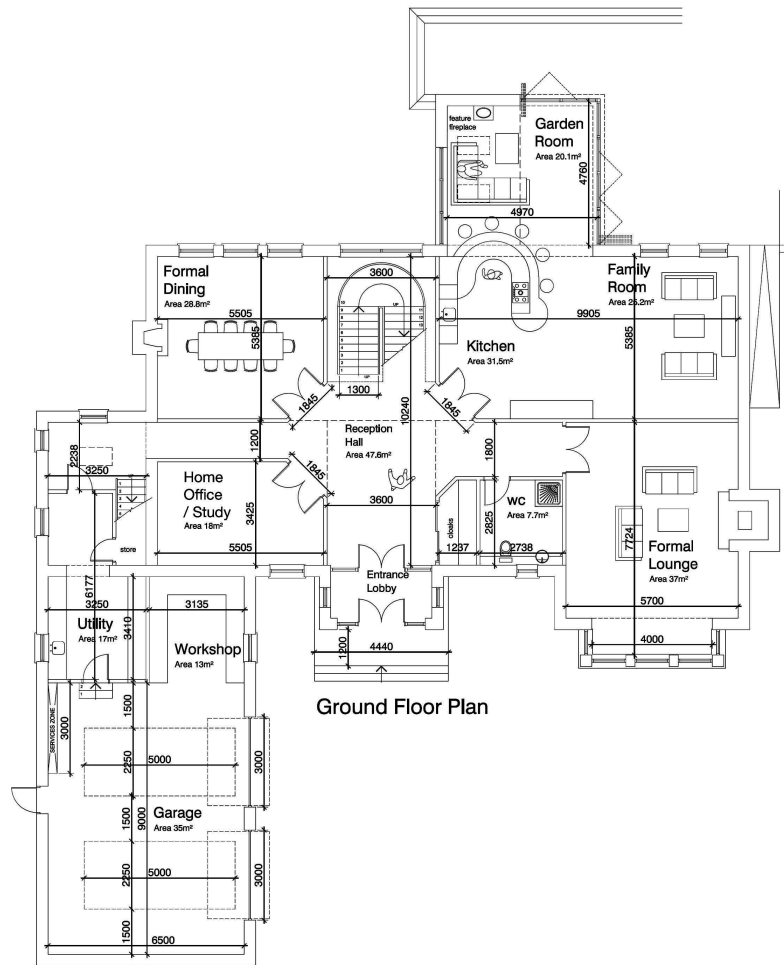


4

PARK PLACE

THORNTONHALL

LAYOUT



GROUND FLOOR

Formal Lounge 5.7 x 7.7mtrs (18' 8" x 25' 3")

Dining Room 5.4 x 5.5mtrs (17' 8" x 18')

Home Office / Study 3.4 x 5.5mtrs (11' 1" x 18')

Dining Kitchen 5.4 x 9.9mtrs (17' 8" x 32' 5")

Garden Room 4.9 x 4.6mtrs (16' x 15' 1")

Boot Room

Utility Room

Cloakroom

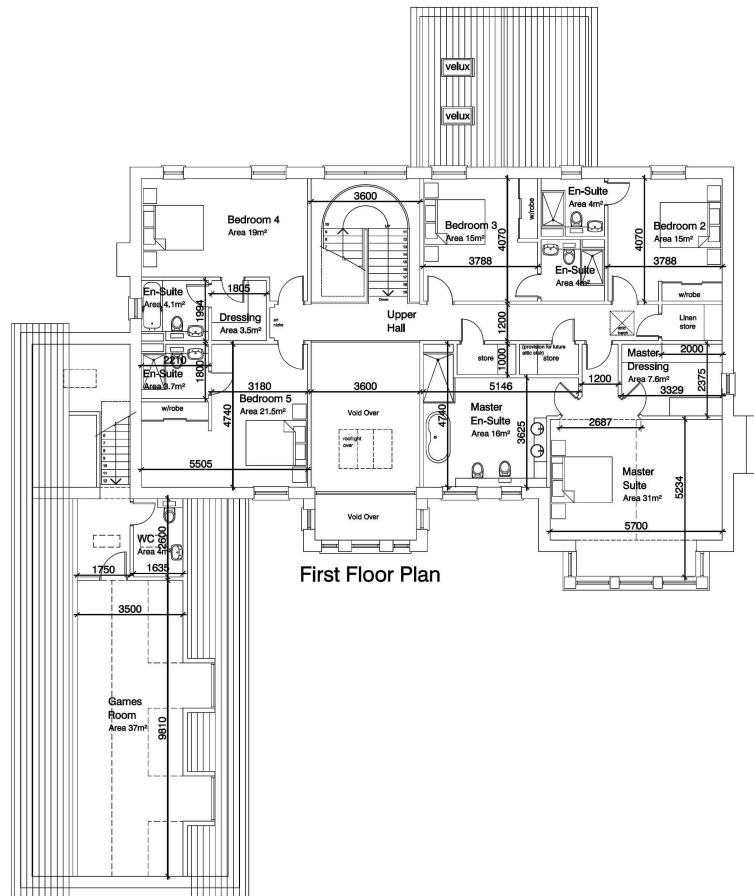
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PARK PLACE

THORNTONHALL

LAYOUT



First Floor Plan

FIRST FLOOR

Master bedroom 5.7 x 5.2 mtrs (18' 8" x 17')

Bedroom 2, 3.8 x 4 mtrs (12' 5" x 13' 1")

Bedroom 3, 3.8 x 4 mtrs (12' 5" x 13' 1")

Bedroom 4, 5 x 4.7 mtrs (16' 4" x 15' 5")

Bedroom 5, 5 x 4.7 mtrs (16' 4" x 15' 5")

Games room, 9.8 x 3.5 mtrs (32' 1" x 11' 5")

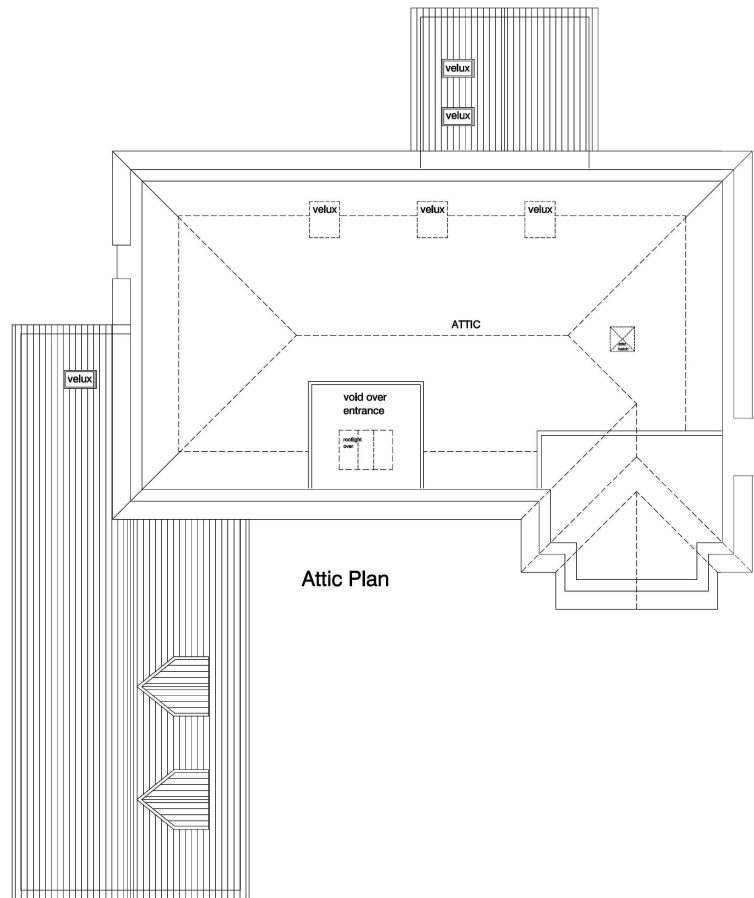
All bedrooms have en-suite shower rooms, complete with fitted or walk in wardrobes. The master bedroom has an en-suite shower and bathroom with fitted TV screen.

4

PARK PLACE

THORNTONHALL

LAYOUT



SECOND FLOOR

The property has the potential for adding a secondary staircase to utilise the second storey for further living accommodation.

GARDENS

Landscaping to rear and sides of property

Tegula block paving to front of property.

Deck area accessed from the kitchen

Remotely operated electric gates to front of property

4

PARK PLACE

THORNTONHALL

SPECIFICATION

Floor area approx 6500sq ft

Ground Floor – floor to ceiling height of 3 metres

Pressurised hot water system

Two zone gas central heating

Individually designed kitchen commissioned by J S Geddes.
Integrated appliances including dishwasher, fridge/freezer,
microwave and gas hob

Underfloor heating in Master Bathroom

Mixture of ceiling pendant lights and chrome recessed
downlights

Stone and white render external finish

American Black walnut doors, facings & skirtings

Fireplaces in the formal dining room and lounge

Bespoke plaster corncicing throughout

Bespoke staircase in American Black Walnut

External lighting

Double glazing, incorporating black frames

Porcelanosa bathroom tiling and a mix of Burg, Hansgrohe
and Duravit bathroom sanitary ware

Remotely operated electric gates & garage doors

Multi room audio prewire

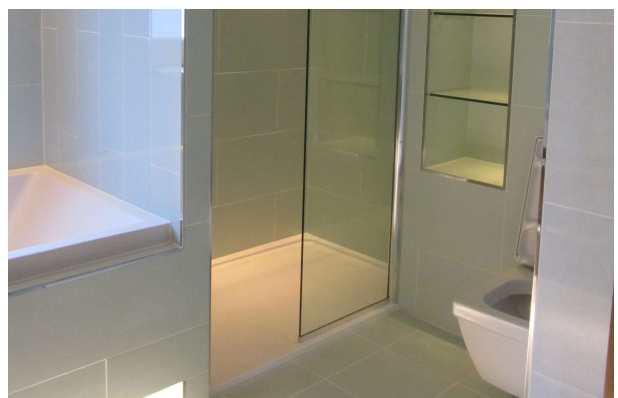
CCTV

Alarm System

Tegula block driveway

NHBC 10 year warranty

Mains Smoke Detectors



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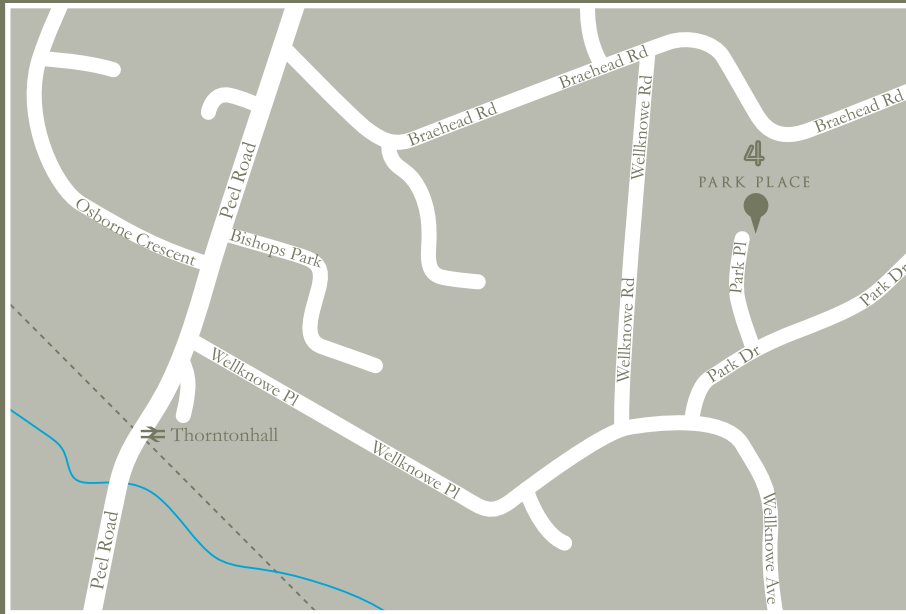
PARK PLACE

THORNTONHALL

4

PARK PLACE

THORNTONHALL



DIRECTIONS

Enter the village of Thorntonhall on Peel Road, proceed onwards going through the new mini roundabout and continuing on the same turning next left onto Braehead Road. Proceed up hill and take the 1st right onto Wellknowe Road. Continue along to the end of the road and take a left onto Park Drive, then 1st left onto Park Place. No 4 is situated at the top of the culdesac.

4 PARK PLACE, THORNTONHALL, G74 5AU

WWW.4PARKPLACE.CO.UK

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Sole selling agent



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