

88 Capelrig Drive

EAST KILBRIDE, GLASGOW, G74 3BZ



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



01698 537 177



www.mcewanfraserlegal.co.uk



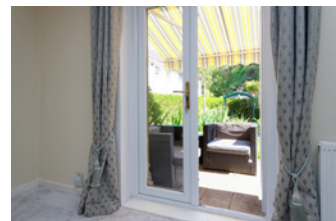
info@mcewanfraserlegal.co.uk

*Excellent three-bed mid-terrace, great accommodation,
popular area, mono-blocked driveway*



We are delighted to bring to the market this excellent three-bedroom mid-terraced home, set in a popular family-friendly street known for its neighbourly spirit. This lovely home makes a great place for any couple or family to settle. The property is presented in great condition which includes a new kitchen, leaving the lucky new owners little to do except move in and start enjoying it.

THE LOUNGE/DINER



The accommodation comprises a bright and spacious lounge/diner which given its shape would suit a range of furniture configurations. The free-flowing space is well lit with natural light flooding in from the picture window at one end, the French doors at the other, and the room easily accommodates space for a dining table.

THE KITCHEN



The new kitchen is perfect for the home, finished with a range of fitted units, with an electric oven and hob, integrated microwave, dishwasher, fridge freezer, washing machine, and dishwasher. It's an ideal space for food preparation and it sits next to a good-sized utility room.





Upstairs the bathroom is bright and fresh, finished in a white suite including a bath and electric shower. There are three good-sized bedrooms in this lovely home, two doubles and a single. They contain built-in storage and ample space for free-standing furniture. The property is kept warm and comfortable via double glazing and a new gas central heating boiler. Electrical upgrades have also been added including a new consumer unit.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



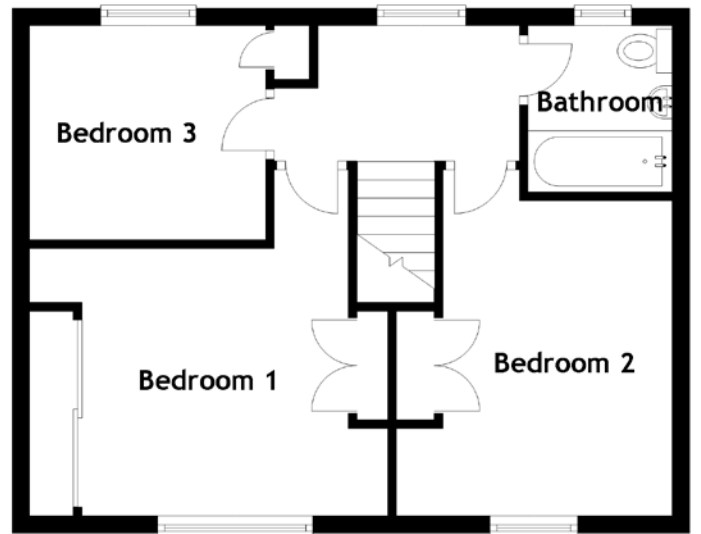
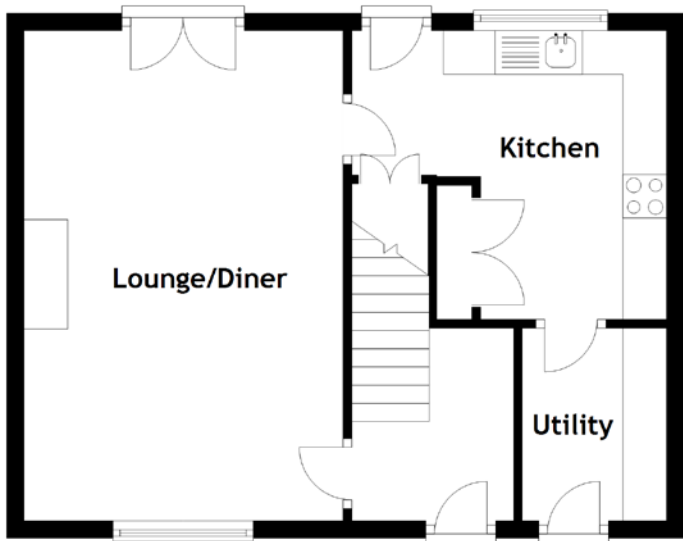
The garden space is also a feature; secure and child-friendly and on sunnier days it offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day. There's also access to a communal drying area. Off-Street parking is provided via a two car driveway to the front aspect of the property.

The home has excellent access to local shops, schools and public transport and would make an ideal buy for first-time buyers or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised to anyone seeking a great property in an eternally popular area. This property is subject to a Buyer's Premium payable by the successful purchaser.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



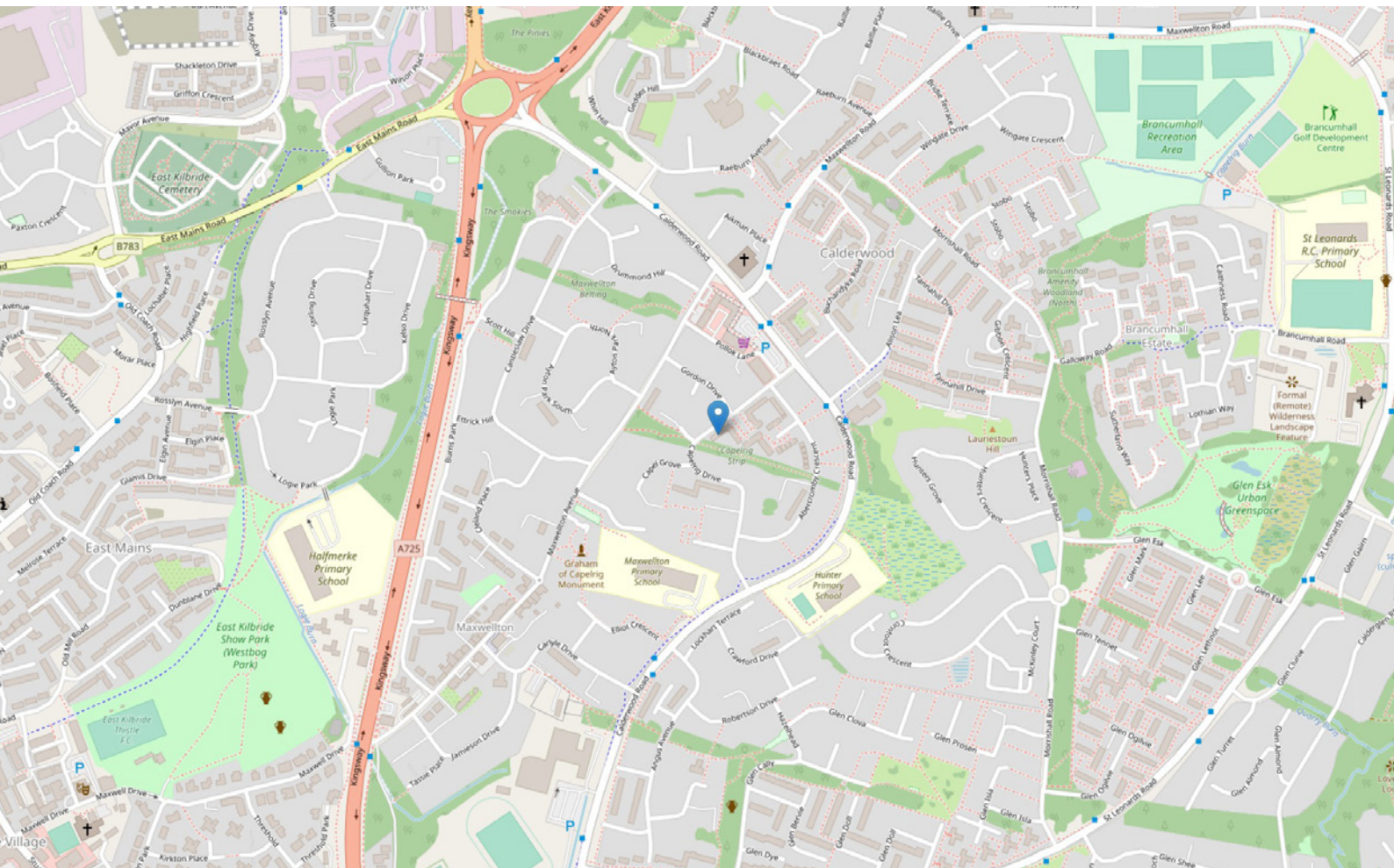
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	5.20m (17'1") x 3.65m (12')
Kitchen	3.60m (11'10") x 3.30m (10'10")
Utility	2.20m (7'3") x 1.65m (5'5")
Bathroom	1.90m (6'3") x 1.65m (5'5")
Bedroom 1	3.95m (13') x 3.50m (11'6")

Bedroom 2	3.95m (13') x 3.15m (10'4")
Bedroom 3	2.70m (8'10") x 2.45m (8')

Gross internal floor area (m²): 82m²
EPC Rating: C

Buyer's Premium Value: £1920.00



THE LOCATION

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 you can wander through the town's village with cobbled streets for a range of specialist shops, tearooms and restaurants. For leisure, you can visit Calderglen Country Park featuring a children's zoo, nature trails, an 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 to offer quick and easy access to local amenities and schooling. 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 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01698 537 177
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.