




McEwan Fraser Legal

Solicitors & Estate Agents

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10 Banff Place

WESTWOOD, EAST KILBRIDE, SOUTH LANARKSHIRE, G75 8BE

East Kilbride South Lanarkshire

*FANTASTIC 1 BEDROOM APARTMENT
FOR SALE // CONVERTED TO CREATE
ADDITION SINGLE ROOM*

The property lies within the popular Westwood area. It is conveniently located for primary and secondary schooling, South Lanarkshire College and all local amenities and transport links.

East Kilbride enjoys a number of advantages, a new town with excellent transport links via both rail and road networks, superb shopping facilities, which offers a variety of shops, bars, cafes and cinema complex with an ice

rink. The area has a number of parks, most popular would be Calderglen Heritage Park with its magnificent countryside and historic buildings providing a great day out for families with its nature trails along the river Calder, Children's zoo with an indoor aquarium, reptile centre and play parks. For the sporting enthusiast, there are excellent golf courses and a number of health and leisure clubs to choose from.



*"...PROVIDING A
GREAT DAY OUT
FOR FAMILIES WITH
ITS NATURE TRAILS
ALONG THE RIVER
CALDER..."*



10 Banff Place

McEwan Fraser Legal are delighted to offer to the market this well maintained 1 bedroom flat recently converted to create an additional single bedroom. Internally the accommodation is presented in superb internal condition and provides a host of features which include a secure entry system and balcony. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this home which would be a great acquisition for either first-time buyer, elderly person downsizing or the astute Buy To Let Investor. The hallway itself provides access to all rooms and has the additional benefit of ample storage.

The lounge has many significant features, such as fireplace and surround and has the additional benefit of offering access to balcony area which is a fantastic place to sit and relax and soak up the

sun in the summer months. As this room was so spacious and had dual aspect windows, existing owner used a simple stud partition wall creating a handy additional single room or study. The kitchen itself offers as much space as you would see in a modern house and has ample floor and wall units with matching worktops providing a fashionable and efficient work-space. The main bedroom is spacious and has ample room for a range of free-standing furniture configurations with the additional benefit of storage cupboard with a large double glazed window which again gives ample natural light. The property is completed internally with a fresh family bathroom consisting of a white three-piece suite.

Further benefits of this fantastic home include gas central heating, double glazing throughout, communal garden grounds and parking.

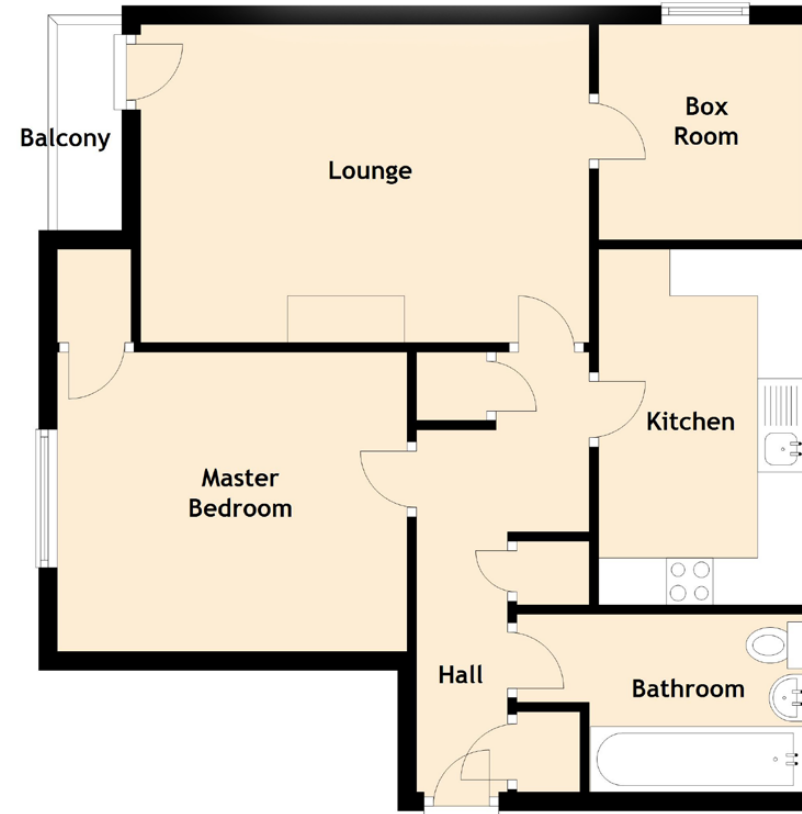


"...WELL MAINTAINED 1 BEDROOM FLAT RECENTLY CONVERTED TO CREATE AN ADDITIONAL SINGLE BEDROOM..."



Specifications

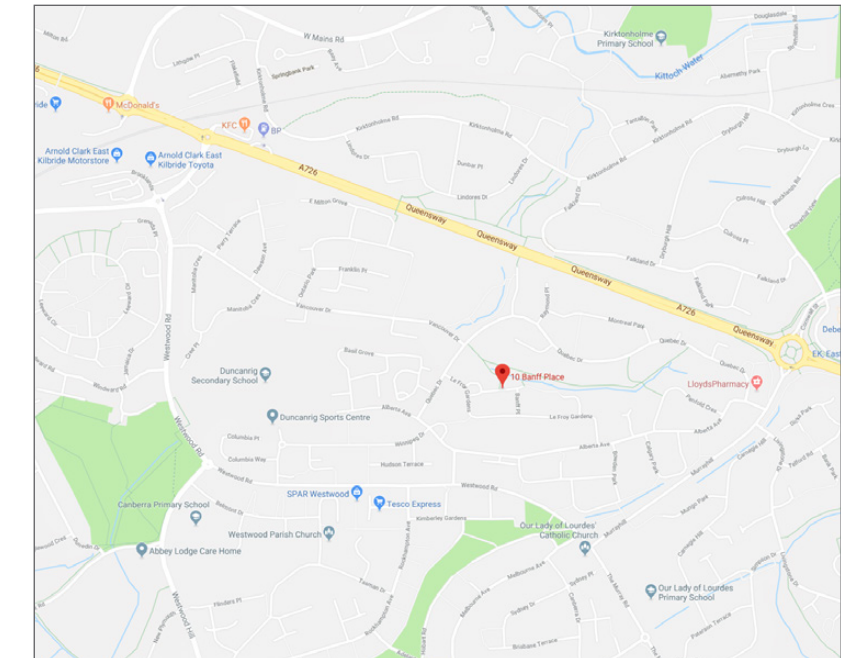
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Kitchen	3.80m (12'6") x 2.20m (7'3")
Lounge	4.80m (15'9") x 3.40m (11'2")
Master Bedroom	3.90m (12'10") x 3.20m (10'6")
Box Room	2.30m (7'7") x 2.20m (7'3")
Bathroom	2.60m (8'5") x 1.90m (6'2")

Gross internal floor area (m2): 58 m2 // EPC Rating: D





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Part
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