





# 13 Telford Terrace

EAST KILBRIDE, GLASGOW, G75 0JB

We are delighted to bring to the market this excellent three-bed semi-detached family home. The property benefits from a superb large extension and a series of upgrades that culminate in a home that is now in absolute walk-in condition. The property is nestled beautifully in a quiet spot, in a popular family-friendly street that's well known for its neighbourly spirit and it makes a perfect family home, well suited for any young family to enjoy.

The accommodation consists of a bright and spacious lounge which given its size and shape would suit a range of furniture configurations. The bright extended kitchen makes a fantastic hub for the family around mealtimes. It's perfect for the home, finished in a range of clean gloss white fitted units, with a gas hob, electric oven, and extractor/filter hood. The breakfast bar area is well designed and offers a great place to enjoy a coffee or on busy school mornings, it will be a convenient, quick, and easy place to eat before heading out for the day.

The light floods in from the Velux windows and french doors and the room layout offers formal dining space which will be ideal for entertaining friends and family. If the weather is good, then after lunch it's an easy stroll out to the large decked area for drinks.

The spacious and well-designed utility room offers extra space for a freestanding washing machine, tumble dryer and an American style fridge freezer, and the downstairs WC is a welcome addition in any busy home. Freestanding appliances may be available by separate negotiation.











*“... perfect for the home, finished  
in a range of clean gloss white  
fitted units ...”*





The beautifully fitted family shower room is stunning, bright and very fresh, finished in a white suite with a large shower enclosure and a stylish chrome radiator. The mains shower set up ensures there will always be an instant supply of hot water for long refreshing showers.

There are three good sized bedrooms, all bright with space for free-standing furniture and the large master bedroom has sliding wardrobes. There are also ample cupboard spaces in the home to help keep everything in its place. The garden space is secure, making it ideal for children and pets and the icing on the cake is the huge tiered deck area, which on sunnier days makes a great spot to enjoy the sunshine with a glass of wine and a good book.

Residents parking is plentiful towards the side of the property and free parking permits are available. The property is kept warm and comfortable via the double glazing and gas central heating. The loft area offers great extra storage space if required.

Given the well designed extended accommodation on offer and the easy close-to -amenities location, this is sure to be a very popular listing. It would make an ideal buy for any first-time buyers or a young family or even a great investment property for a smart Buy-To-Let investor. Early viewing is absolutely essential.



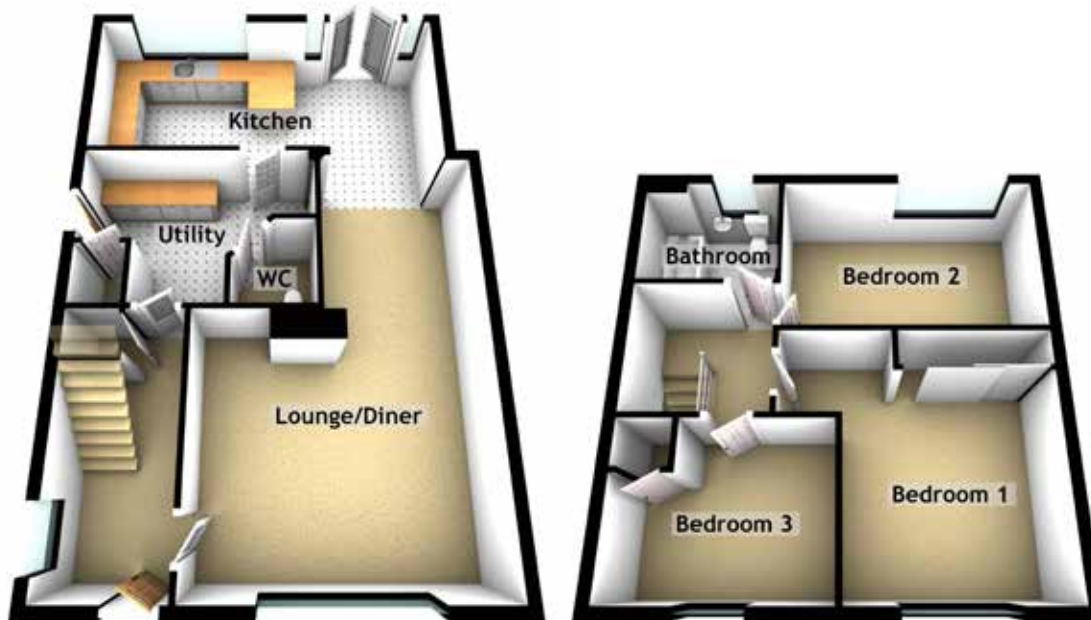






# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



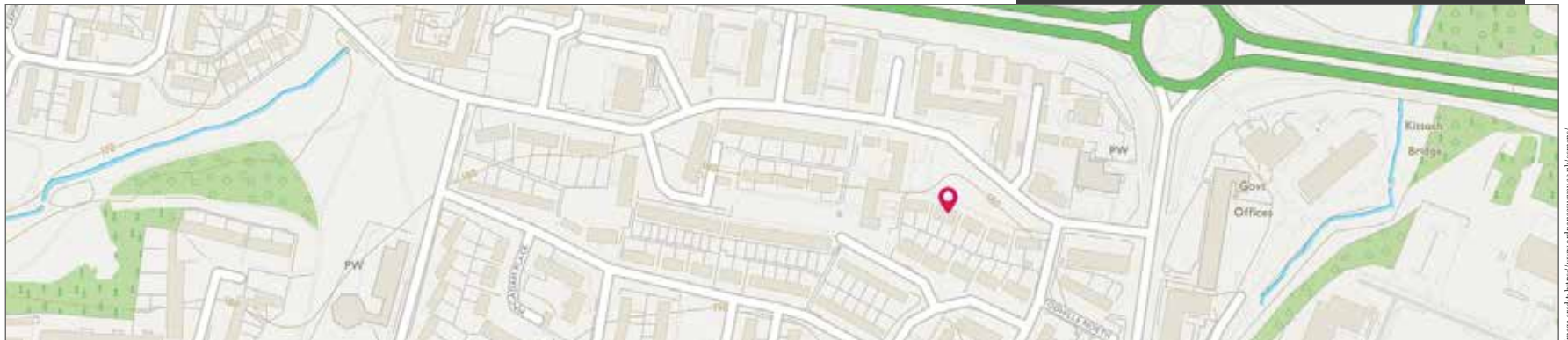
Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	6.95m (22'10") x 4.70m (15'5")
Kitchen	6.30m (20'8") x 3.00m (9'10")
Utility	4.10m (13'5") x 2.85m (9'4")
WC	1.50m (4'11") x 1.40m (4'7")
Bedroom 1	4.30m (14'1") x 4.10m (13'6")
Bedroom 2	4.30m (14'1") x 2.80m (9'2")
Bedroom 3	3.10m (10'2") x 2.65m (8'8")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Freestanding  
appliances may be available by  
separate negotiation.







# McEwan Fraser Legal

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Text and description  
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Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer