




McEwan Fraser Legal

Solicitors & Estate Agents

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20 Bute

EAST KILBRIDE, GLASGOW, G74 2AZ

20 BUTE

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Bute is a quiet, sought after pocket of St Leonards. The area has its own local shops and amenities, with sought-after primary and secondary schooling, great road links and easy access to buses and trains. The EK Shopping Centre is within a short drive for a variety of retail, entertainment and leisure activities.

Calderglen Country Park is just down the road and the Dollan Aqua Centre, Air Space and a choice of golf and sporting clubs are nearby.

Strathaven, Glasgow, Blantyre, Hamilton and the central M74, M77 and M8 motorway networks are all easily reached within a matter of minutes.

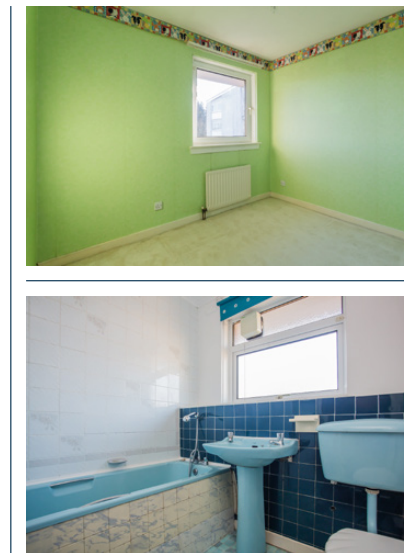
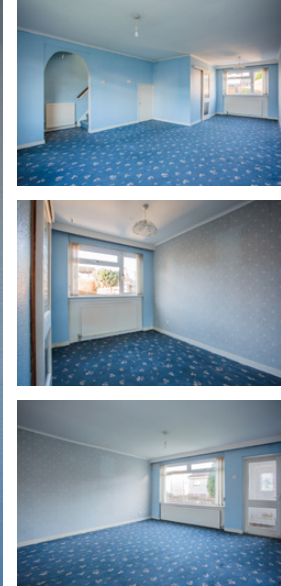
McEwan Fraser Legal is delighted to give a discerning purchaser the chance to acquire this three bedroom semi-detached house in sought after St Leonards. The property enjoys a fantastic position to one end of Bute and represents a fantastic opportunity for a buyer with some imagination. Internally, the property requires a degree of modernisation which is reflected in the price. It gives a purchaser the opportunity to finish it the way they want it without paying a premium for the previous owner's taste. Internal viewing is a must.

The property is entered through a useful vestibule which gives plenty of space to kick off muddy shoes. The vestibule opens into a wide reception room which boasts ample space for a large suite of furniture and a large dining table. With an east facing lounge and west facing dining area, the room is naturally bright morning and evening. The kitchen is located directly off the dining area. It currently comprises a range of base and wall mounted units with free appliances. There is also ample preparation and storage space.

Climbing the stairs, there are three well-proportioned bedrooms, bathroom and access to the large loft space for additional storage. The master bedroom is adjacent to the bathroom and overlooks the rear of the property. There is ample floor space on offer alongside a large integrated wardrobe. The second and third bedrooms overlook the front of the property. The internal accommodation is completed by an ample bathroom.

Externally, the property boasts a private front garden laid to lawn; low maintenance rear garden; and a detached garage.

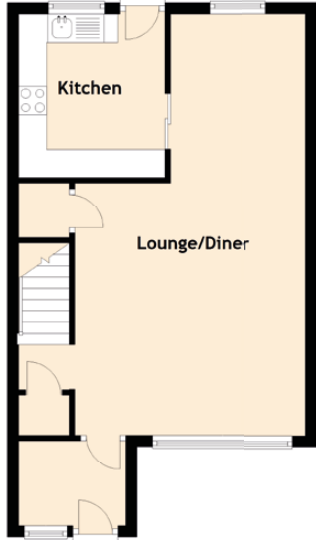
For extra warmth and comfort, there is gas central heating and double glazing.



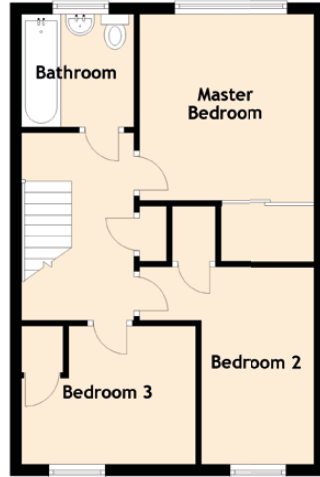
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



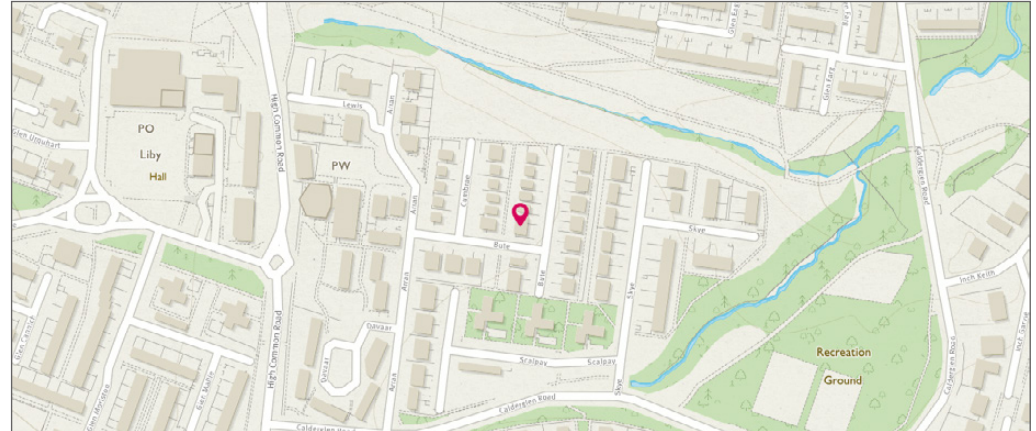
First Floor



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.60m (24'11") x 4.10m (13'5")
Kitchen	2.90m (9'6") x 2.60m (8'6")
Master Bedroom	3.30m (10'10") x 3.10m (10'2")
Bedroom 2	3.50m (11'6") x 2.00m (6'7")
Bedroom 3	3.00m (9'10") x 2.50m (8'2")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 82m² | EPC Rating: D




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Part
Exchange
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