




McEwan Fraser Legal

Solicitors & Estate Agents

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68 Craighill

EAST KILBRIDE, SOUTH LANARKSHIRE, G75 9BN

EAST KILBRIDE

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.



68 CRAIGHILL

We are delighted to offer to the market this refurbished 2 bedroom flat. Internally the accommodation is presented in superb internal condition and provides a host of features which include a 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 is a bright and spacious room with the additional benefit of offering access to the balcony area which is a fantastic place to sit and relax and soak up the sun in the summer months.

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. There is 2 spacious bedroom which has ample room for a range of free-standing furniture configurations with the additional benefit of a 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 and shower over the bath.

Throughout the property is newly decorated with new carpets.



LOUNGE & KITCHEN



“NEWLY REFURBISHED
2 BEDROOM FLAT,
IMMACULATE
CONDITION
THROUGHOUT.”



BEDROOMS & BATHROOM

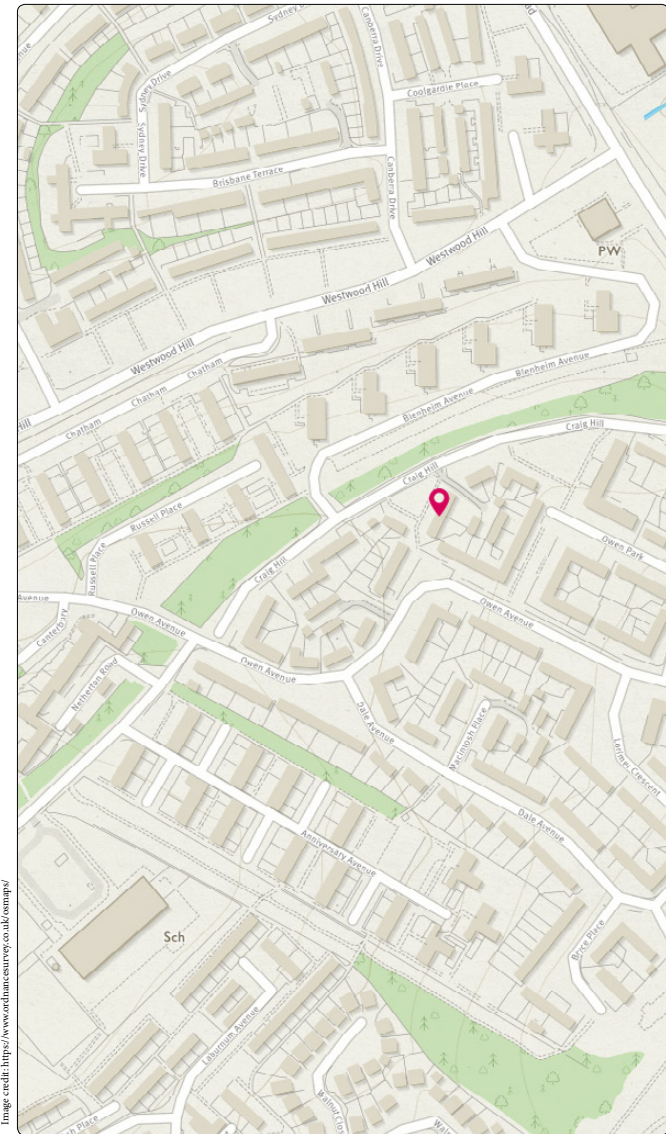


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SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	5.82m (19'1") x 3.30m (10'10")
Kitchen	3.00m (9'10") x 2.00m (6'7")
Bedroom 1	3.60m (11'10") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 2.90m (9'6")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 61m² | EPC Rating: D






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Text and description
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