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11 Cladence Grove
EAST KILBRIDE, SOUTH LANARKSHIRE, G75 0UP



EAST KILBRIDE

SOUTH LANARKSHIRE

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, 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 offering 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. Also, 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.

11 CLADENCE GROVE

EAST KILBRIDE, SOUTH LANARKSHIRE

Part Exchange Available. We are delighted to offer to the market this spacious two-bedroom, mid-terraced villa split over two levels positioned in a popular pocket of Whitehills.

Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality. The property is in need of modernisation but is perfect for those looking to put their own stamp on their new home.

The formal lounge is pleasantly located to the rear and is flooded with natural light from the picture window whilst offering a lovely view of the rear garden. The kitchen has a good range of floor and wall mounted units with a contemporary worktop, creating a fashionable and efficient workspace. A useful WC completes the accommodation on this level.

Journeying up to the first-floor level, you will discover two well-proportioned bedrooms, both of which are bright and airy with space for additional free-standing furniture if required. A contemporary family bathroom suite completes the impressive accommodation internally.

Externally the property has private front and rear gardens with a driveway to the front providing off-road parking.

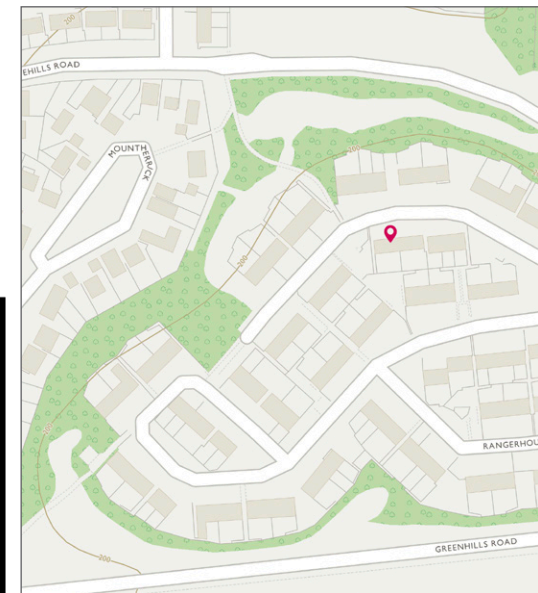
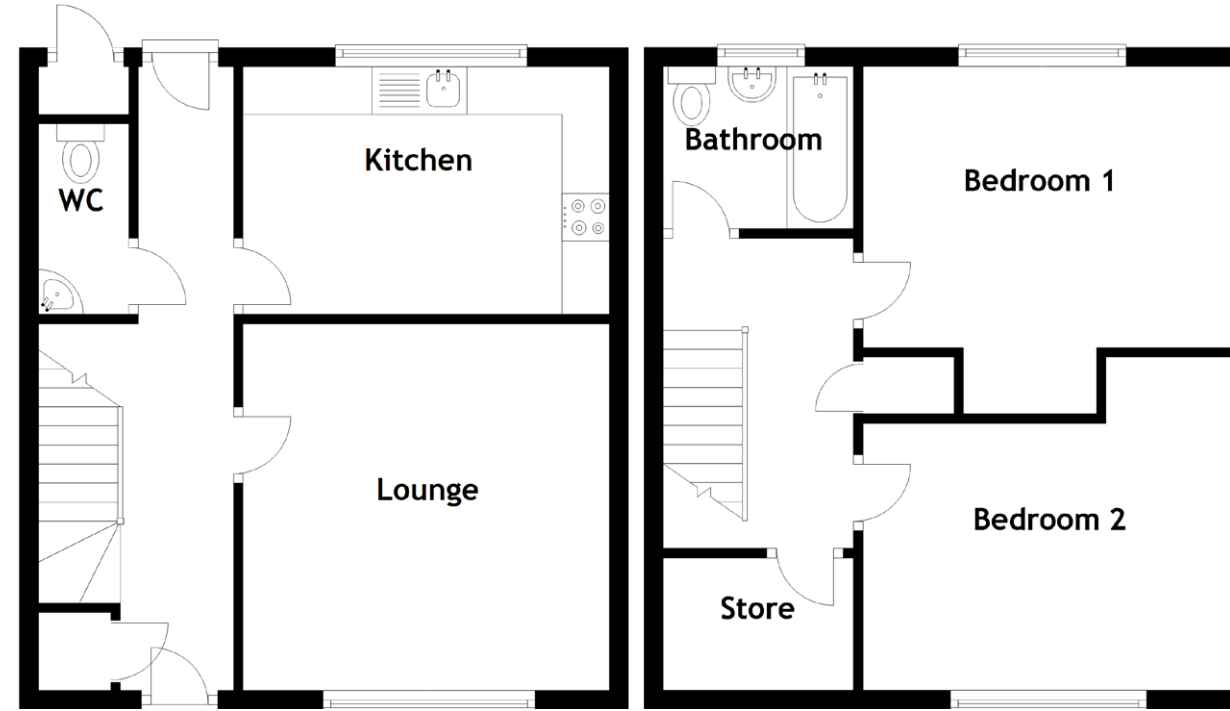
The rear garden is a real suntrap, especially in the summer months. Many a summer's evening will be spent here enjoying the peace and quiet. Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	3.85m (12'8") x 3.85m (12'8")
Kitchen	3.85m (12'8") x 2.60m (8'6")
WC	2.00m (6'7") x 0.95m (3'1")
Bedroom 1	3.90m (12'10") x 3.65m (12')
Bedroom 2	3.90m (12'10") x 3.50m (11'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 79m²
EPC Rating: C



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Part
Exchange
Available

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