

35 Lister Tower

EAST KILBRIDE, SOUTH LANARKSHIRE, G75 0HL



*Excellent one bed flat, centrally located, good condition,
exceptional value for money, stunning views*



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We are delighted to offer to the market this great one-bedroom flat, set in a popular family-friendly tower that's known for its neighbourly spirit. The excellent value for money that the flat offers is perfect for first-time buyers to help get their foot firmly on the property ladder or indeed a first class low cost investment property for 'canny' Buy to let investors. Part of the beauty is the flat is also presented in very good order throughout.

THE LOUNGE



The spacious accommodation consists of a bright lounge with stunning views, the square shape of the room ensures it would suit a range of furniture configurations. The light floods in from the large windows and helps create a really relaxing and comfortable area to relax in. There's also ample space for a dining table.

THE KITCHEN



The galley style kitchen is perfect for the home, finished in a range of gloss white fitted units, with an electric cooker and ample space for a freestanding fridge freezer, washing machine and dishwasher. Freestanding appliances are included FOC.



THE BEDROOM



The large bedroom has ample space for free-standing furniture and triple storage cupboards.

The shower room is bright and fresh, finished in a white suite with an electric shower contained within a large easy-clean enclosure, ensuring there's always an instant supply of hot water for long refreshing showers.

There's also ample cupboard space within the hallway to help keep everything clutter-free and in its place.

THE SHOWER ROOM

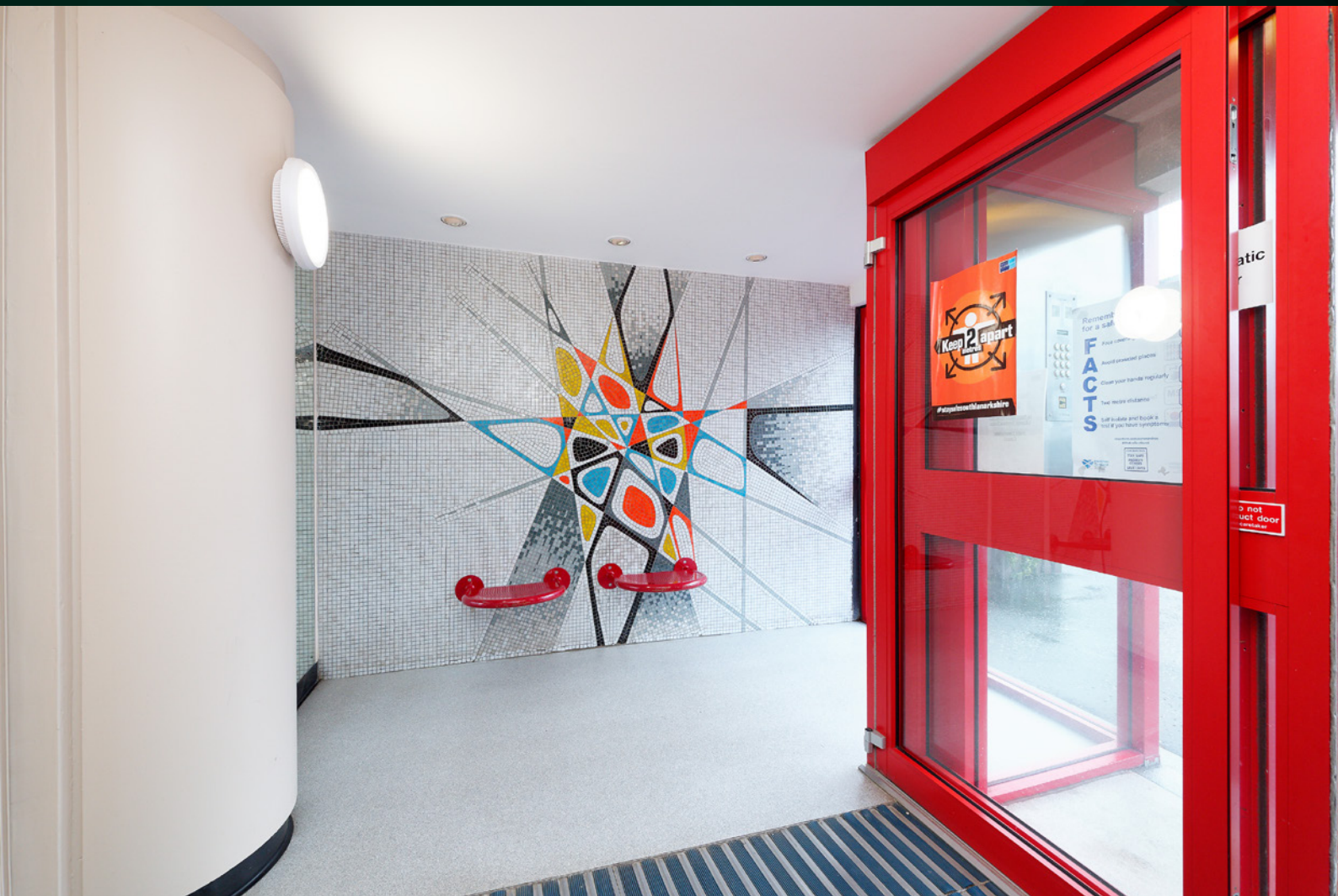


The home is kept warm and comfortable via the double glazing and electric storage heating which benefits from a low cost dual-tarif. Working from home is a real option as the internet is set up for 1GB. The open views from the ninth floor position of the flat are quite simply stunning and there's communal garden space offering a place to relax on sunnier days. Residents Parking is plentiful and the recently upgraded secure door entry and intercom system is excellent and gives real peace of mind for a secure environment.

THE GARDEN & VIEW

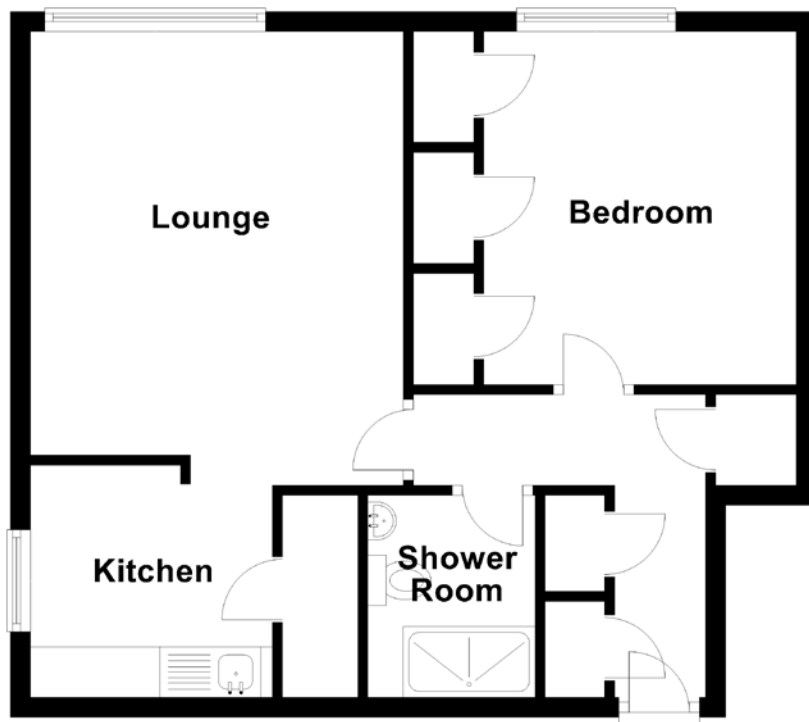


COMMUNAL AREAS



The property benefits from a lift and it is clear the communal areas and reception are well maintained and in excellent order, they have greatly benefited from the upgrades made possible by the existing tenants. The property is currently vacant and available for immediate entry. Some properties tick many boxes, we believe this is definitely one of them. Given the close proximity to the town centre, the flat is a highly convenient place to call home and is sure to be popular within the rental market. Early viewing is strongly advised for this excellent value for money starter home or solid investment property. Cash purchase only.

FLOOR PLAN, DIMENSIONS & MAP

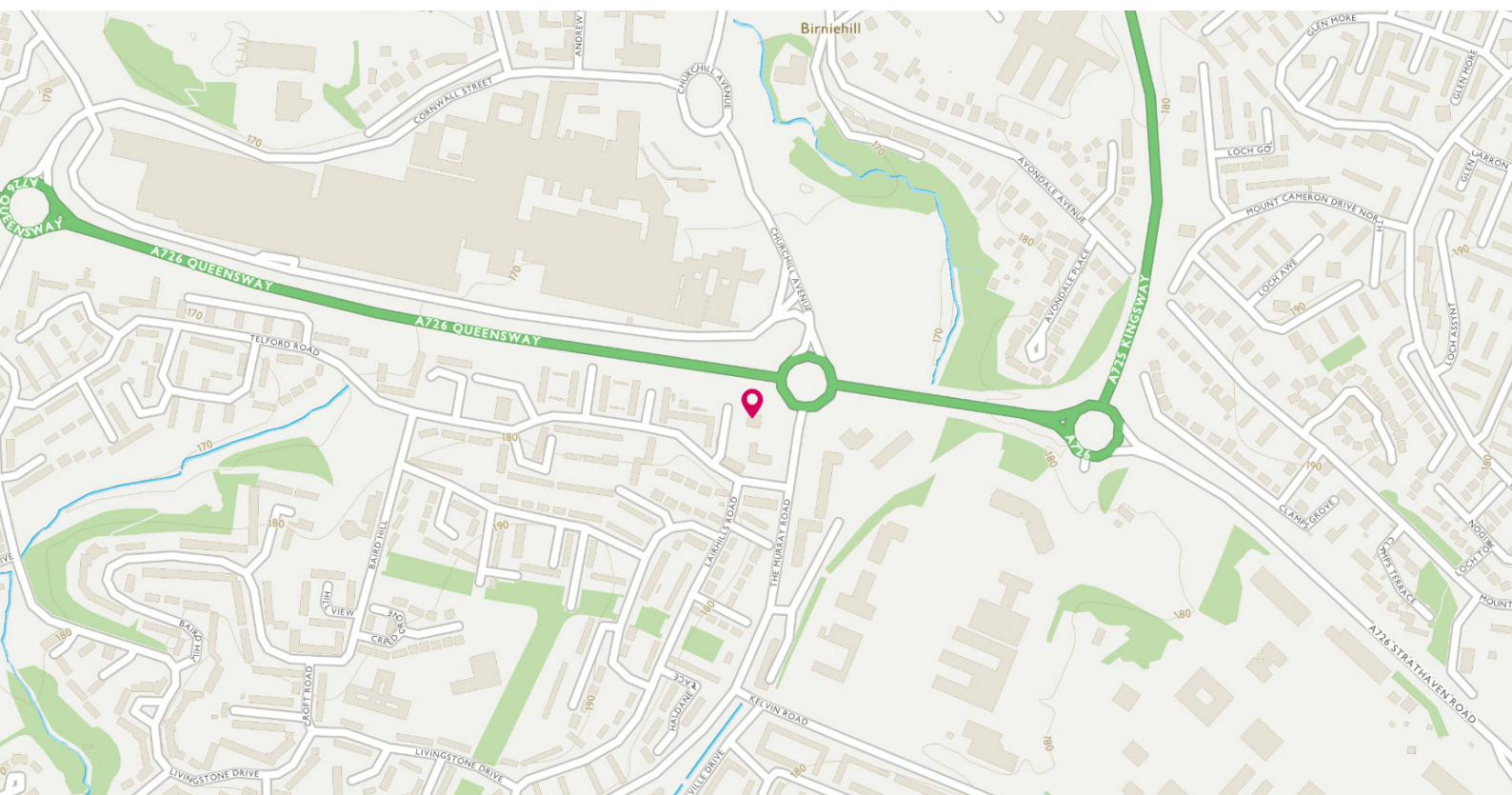


Approximate Dimensions
(Taken from the widest point)

Lounge 4.40m (14'5") x 3.70m (12'2")
Kitchen 2.40m (7'10") x 2.30m (7'7")

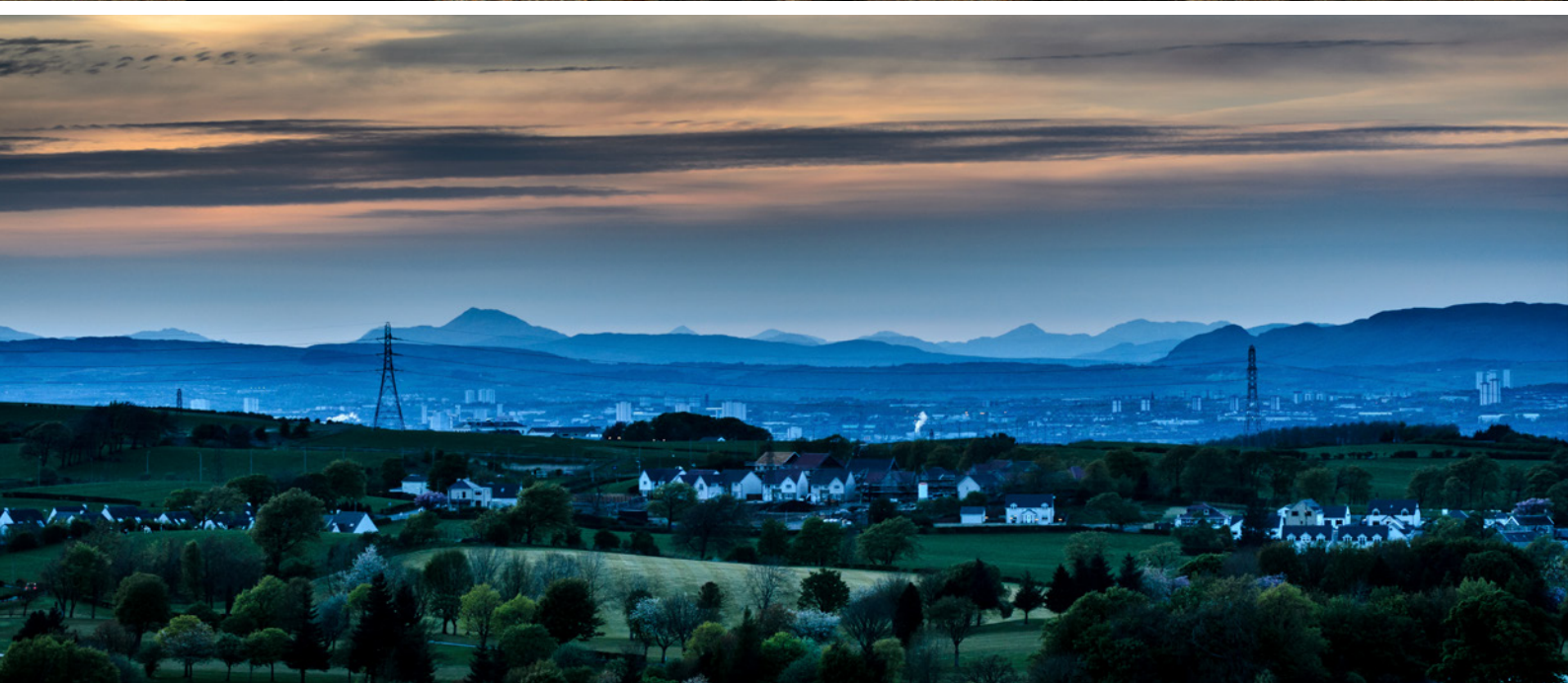
Bedroom 3.50m (11'6") x 3.10m (10'2")
Shower Room 2.00m (6'7") x 1.66m (5'5")

Gross internal floor area (m²): 46m²
EPC Rating: D



THE LOCATION

The quiet neighbourhood of Lister Tower in The Murray, East Kilbride is a great place to live and commute from.





The transport links by bus and rail are frequent and it is a mere twenty minutes to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools within easy reach and East Kilbride shopping centre amenities are very nearby, making it a very popular place to call home.



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