




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

79 Cantieslaw Drive

EAST KILBRIDE, GLASGOW, G74 3AH



AREA

EAST KILBRIDE

SOUTH LANARKSHIRE, G74 3AH

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 on your doorstep 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 in a great location, offering quick and easy access to local amenities and schooling with the new St. Leonards Primary and the very popular Calderglen High School less than a mile away. 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.



79

CANTIESLAW DRIVE

EAST KILBRIDE

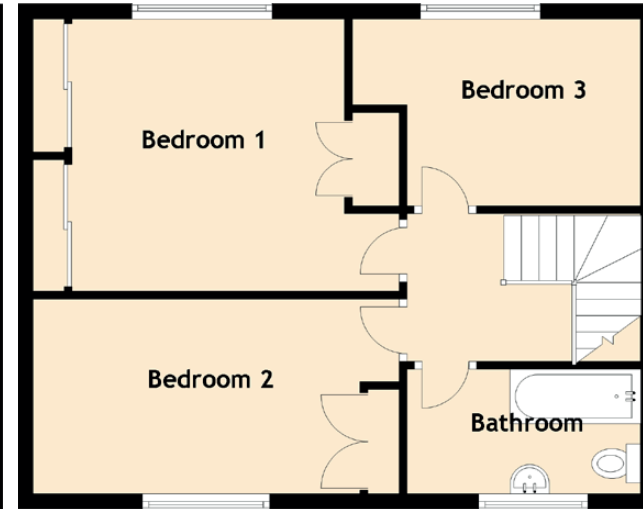
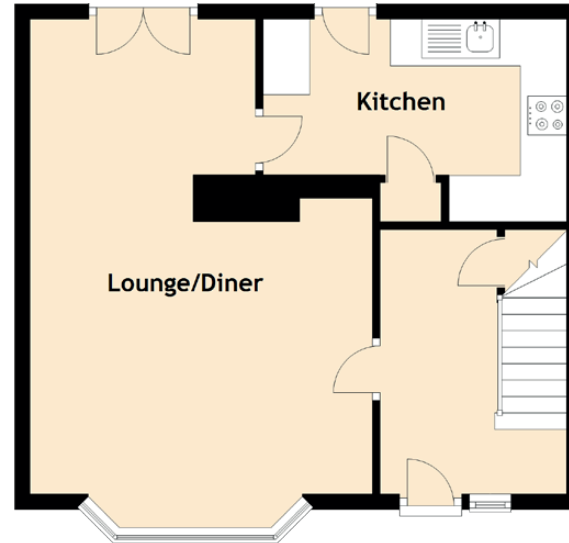
McEwan Fraser Legal are delighted to present to the market this lovely mid-terrace family home, which is set within the very popular Calderwood residential pocket of East Kilbride.

Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the entrance vestibule, it is immediately apparent that this property is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs, therefore it is expected to have mass appeal. The property consists of a large entrance hallway which leads into a bright and spacious open plan lounge/dining room, which overlooks both the front and back gardens. The kitchen includes a good range of floor and wall mounted units with matching worktop, which provides a fashionable and efficient work-space and further benefits from a free-standing oven, hob and extractor fan. The upper level hosts three well-proportioned bedrooms, with the master and second bedroom featuring built-in storage. Finally, the property is completed with a family bathroom which consists of a three-piece suite with shower over bath.

The property is further enhanced with private front and child secure rear garden and is double glazed throughout

The property offers spacious family accommodation throughout and would make an ideal first-time purchase, a family home or investment property for a landlord looking to increase their portfolio.



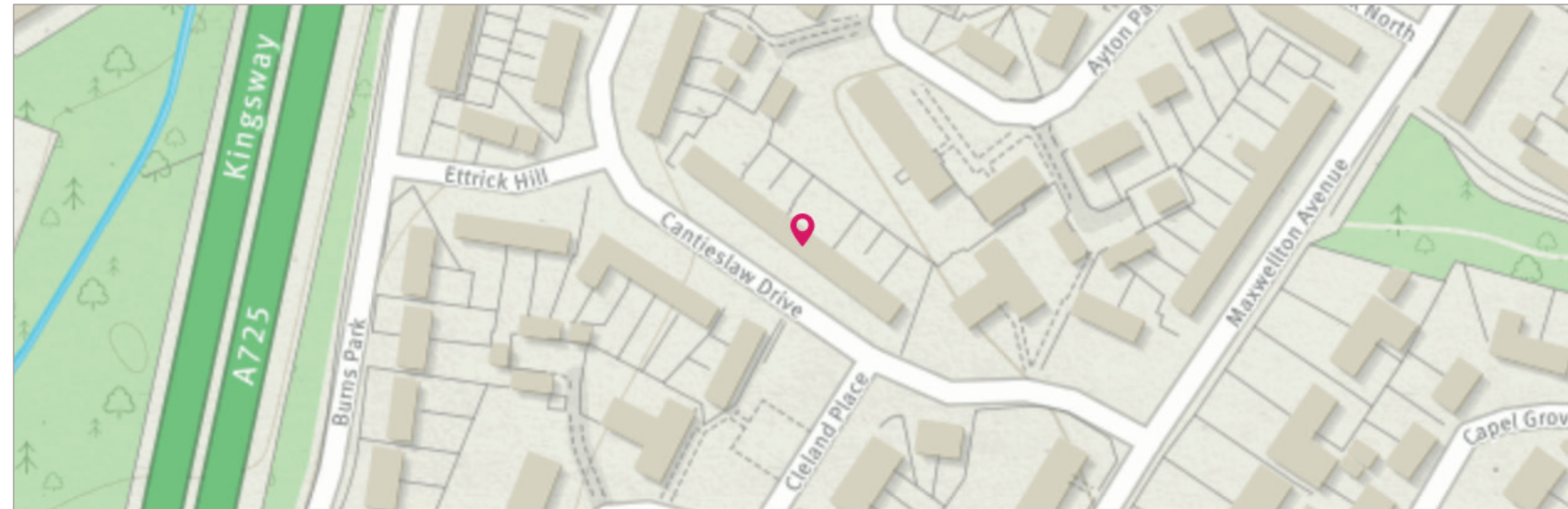


DETAILS & SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.10m (20') x 4.40m (14'5")
Kitchen	3.90m (12'10") x 2.60m (8'6")
Bedroom 1	4.70m (15'5") x 3.50m (11'6")
Bedroom 2	4.70m (15'5") x 2.50m (8'2")
Bedroom 3	3.70m (12'2") x 2.40m (7'10")
Bathroom	2.70m (8'10") x 1.60m (5'3")

Gross internal floor area (m²): 83m²
EPC Rating: F





McEwan Fraser Legal


Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.




 Text and description
ALAN DONALDSON
 Surveyor


 Professional photography
CRAIG DEMPSTER
 Photographer


 Layout graphics and design
ALAN SUTHERLAND
 Designer