



*Excellent development opportunity, spacious
four-bed mid-terrace, East Kilbride*



01698 537 177



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



A rarely available opportunity has arisen for anyone seeking a 4-bed mid-terrace property in need of a light upgrade. The spacious accommodation, coupled with the excellent value for money status the property offers, means this is an absolute dream opportunity.

For those with the energy, flair for interior design, and vision to see how a new kitchen and a sumptuous new bathroom, along with a full internal redecoration, could truly take this property to another level of 21st-century living and comfort.

THE LOUNGE/DINER



THE KITCHEN



The accommodation comprises:

An exceptionally spacious lounge/diner with light flooding in from the large French Doors, it affords the room an unusually high level of light and airiness that's very appealing and relaxing. The generous room layout offers ample room for a dining table and home office workstation if required.

The kitchen contains a range of light coloured units with an electric cooker, along with ample space for the freestanding washing machine, tumble drier, and dishwasher.

The hallway gives a spacious feel to the entrance and the home in general and also allows space for a handy cloakroom toilet.



The hallway gives a spacious feel to the entrance and the home in general and also allows space for a handy cloakroom toilet.

Although perfectly functional as is, the bathroom could benefit from a light remodel and currently contains a toilet, sink, and an easy access shower with an electric shower attachment.

THE BATHROOM



The four bedrooms are bright and spacious with plenty of room for free standing furniture. The apartment benefits from double glazing and gas central heating.

BEDROOM 1



BEDROOM 2





BEDROOM 3 & 4



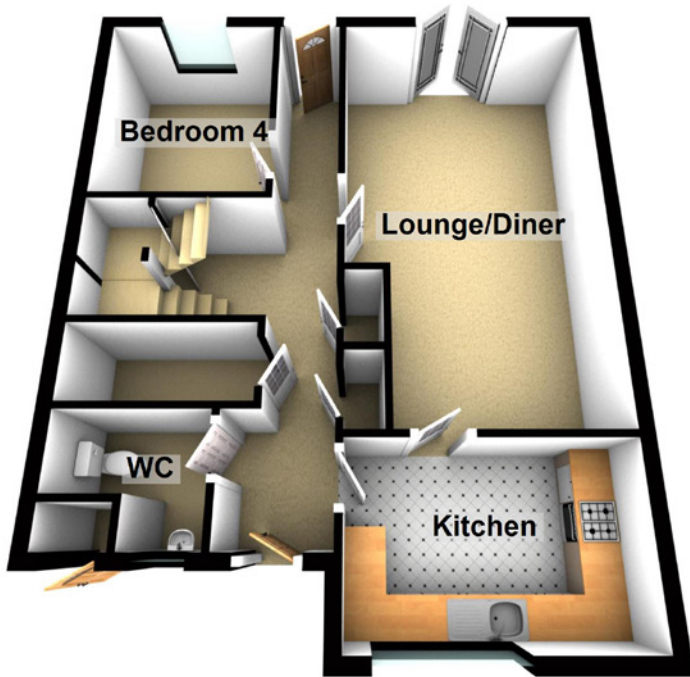
THE GARDEN

Residents parking is on-street and the property has a front and rear garden area with a large deck to the rear, it's perfect for enjoying on sunnier days.

This is a truly great opportunity for anyone seeking to put their unique mark on their own interior Grand Design. Early viewing is strongly advised for young couples or retiree's looking for an easy upgrade project or indeed Buy-to-Let investors looking for a solid investment with the added benefits of a popular family-oriented location.



FLOOR PLAN, DIMENSIONS & MAP



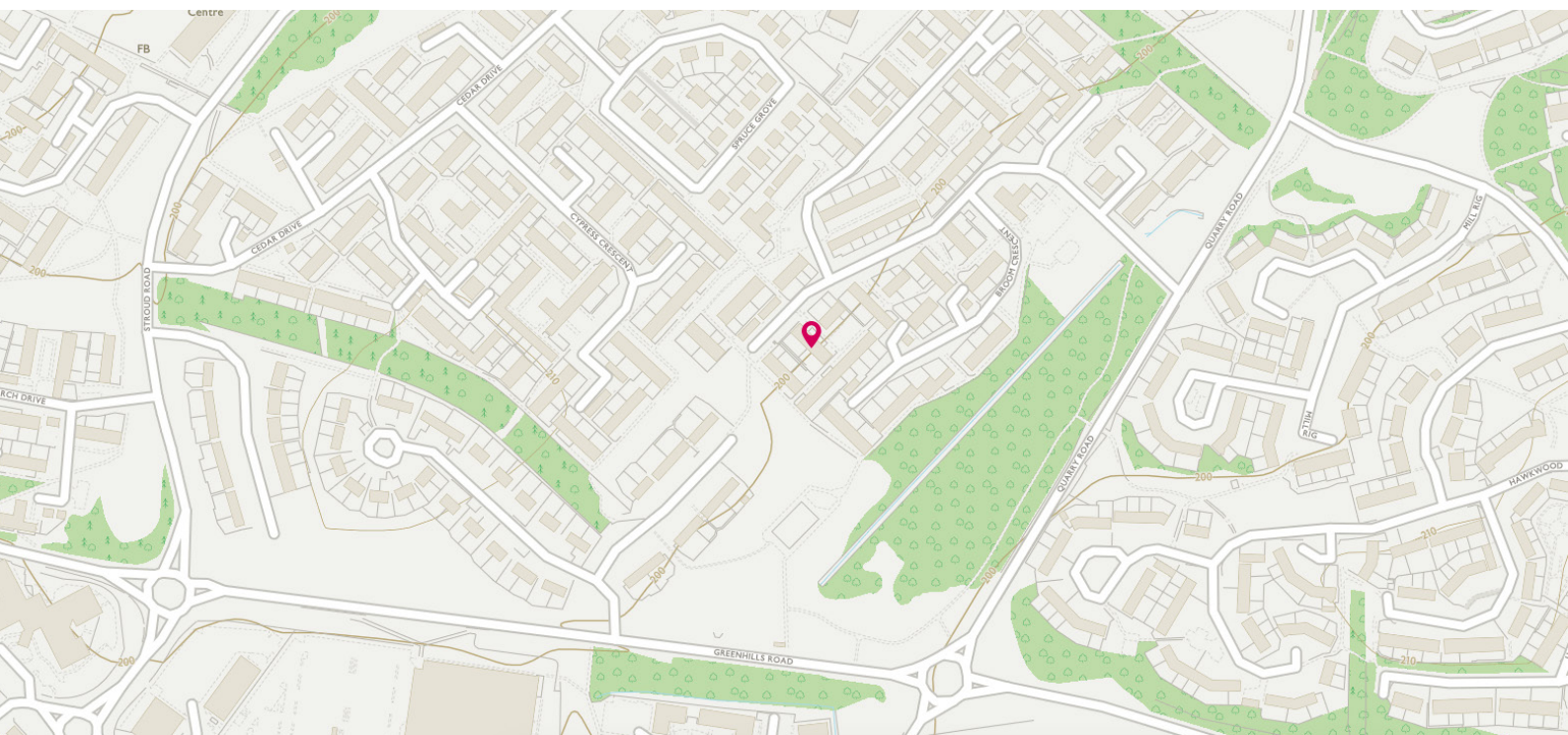
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.20m (20'4") x 3.55m (11'8")
Kitchen	3.50m (11'6") x 2.35m (7'9")
WC	2.00m (6'7") x 1.65m (5'5")
Bedroom 1	3.55m (11'8") x 3.45m (11'4")
Bedroom 2	3.80m (12'6") x 3.50m (11'6")
Bedroom 3	3.90m (12'10") x 2.90m (9'6")

Bedroom 4	2.90m (9'6") x 2.45m (8')
Shower Room	2.50m (8'2") x 2.50m (8'2")

Gross internal floor area (m²): 117m²
EPC Rating: C

Extras (Included in the sale): Furniture and freestanding appliances may be available by separate negotiation.



THE LOCATION

The quiet neighbourhood of Laurel Drive, 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 and amenities all within easy reach making it a very popular place to call home.




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01463 211 116

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.