

# 31 MacKinley Court

EAST KILBRIDE, GLASGOW, SOUTH LANARKSHIRE, G74 3ZD



*Excellent two bed semi-detached - rarely available, popular area, walk-in condition, elevated sun-terrace*



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We are delighted to offer to the market this excellent two-bedroom, semi-detached home. Beautifully nestled within a popular family area with a great neighbourly spirit all around it, it's ideal for any young family. This area is always very popular, due in part to some of the traditional values preferred by families, people know each other and the atmosphere is friendly and quiet.

The property is offered in walk-in condition and the clever design nature of these homes provides an all-together unique living experience.

# BEDROOM 1



Accommodation comprises: Two ground floor double bedrooms, both have space for freestanding furniture and benefit from ensuite bathrooms.



# BEDROOM 2





Moving upstairs, there's a bright and airy lounge-diner, with double-aspect windows which allow lots of natural light to flood the spacious room.

# THE LOUNGE





# THE KITCHEN



The kitchen is finished in a range of units with a gas hob and electric oven, with space for a freestanding washing machine and fridge freezer. The upper terrace is accessed from this level and offers a great place to sit and relax, or to enjoy a breath of fresh air with your morning coffee, before heading out for the day.

The home is kept warm, comfortable and secure, with double glazing, gas central heating and an alarm system.





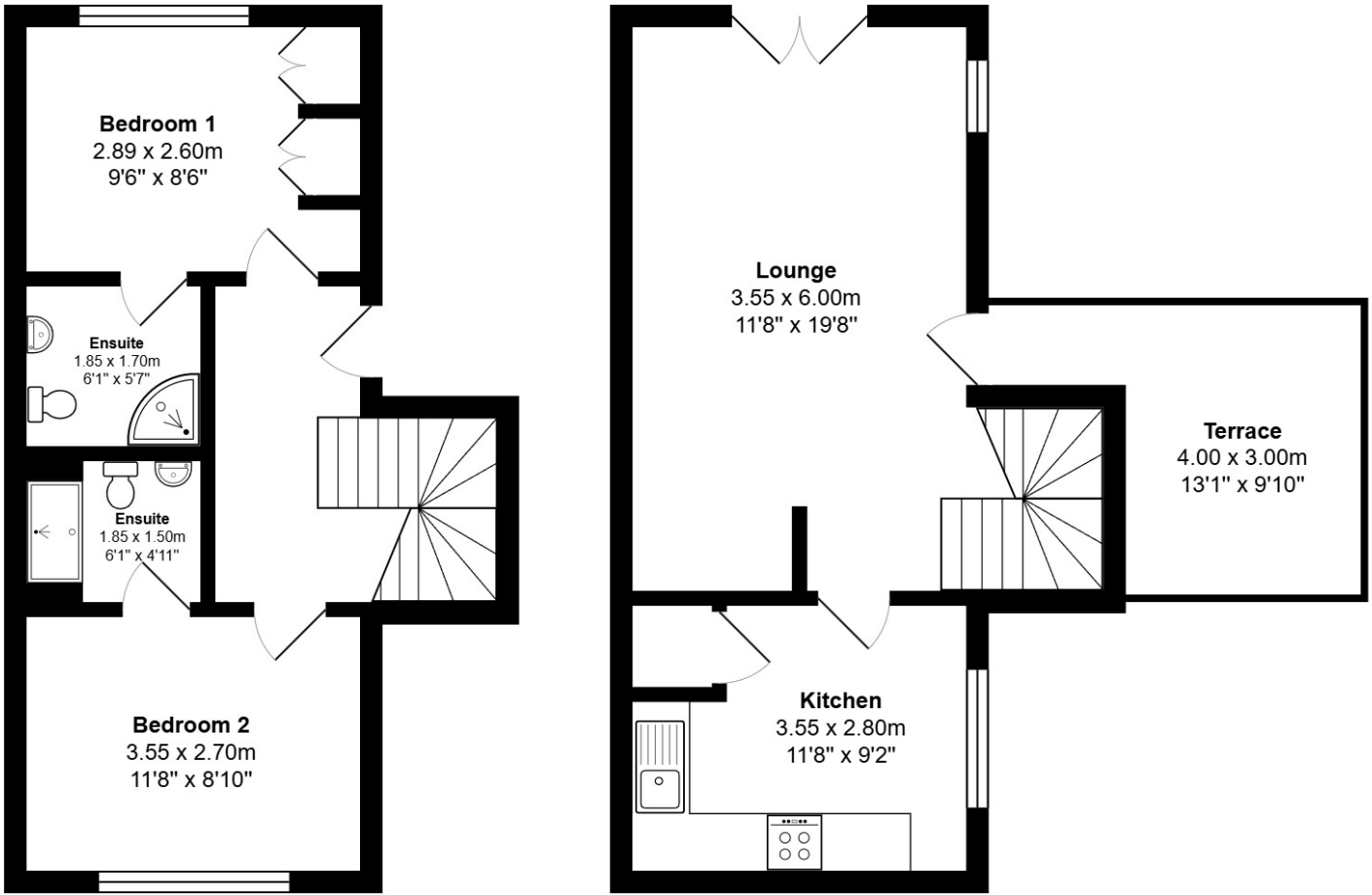
There's handy off-street parking to the front, on the gated mono-blocked driveway, with a lawn to the side aspect. There are also two handy storage sheds. Early viewing is strongly advised to any couples or small families seeking a unique and welcoming home, or even a smart Buy-To-Let investor looking for a great family home set in an eternally popular area.

# EXTERNALS & TERRACE



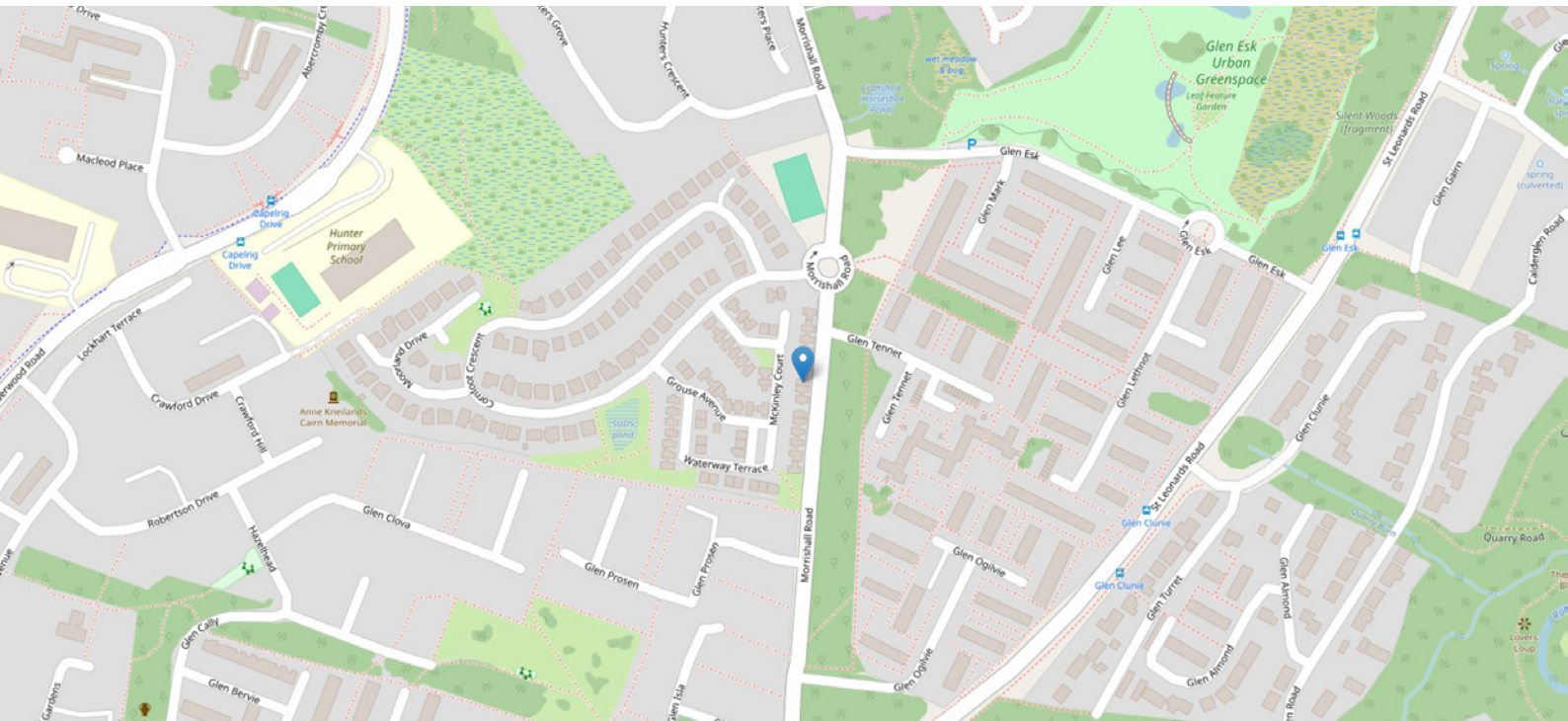


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup> | EPC Rating: C





# THE LOCATION

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, an 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 to offer 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. 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.



# McEwan Fraser Legal

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