

29 Sherman Drive

EAST KILBRIDE, GLASGOW, G74 5QH



*A BEAUTIFULLY PRESENTED AND TASTEFULLY
DECORATED THREE BEDROOM SEMI-DETACHED HOUSE*



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McEwan Fraser Legal is delighted to present to the market this superb three-bedroom semi-detached villa within a highly sought-after area of East Kilbride. The property was built only four years ago and offers fantastic and flexible accommodation which is formed over two levels and would be a great purchase for a variety of people looking for their first or next home. You will find exceptional design and an inspired layout that provides light-filled and spacious accommodation. The 'home' is offered to the market in "walk-in" condition and is finished to an extremely high standard throughout. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor.

The property is accessed via the hallway which allows entry to all rooms on this level. An immediately impressive open-plan lounge, dining area and kitchen is flooded with natural light from the window to the front and the doors to the rear.



The dining kitchen has been beautifully installed with a quality range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace. It is complemented with a host of integrated appliances and plumbed space for free-standing appliances. The useful WC completes the accommodation on this level.





Journeying upstairs where the crisp and contemporary styling continues, you will discover three bright and airy well-appointed bedrooms. All of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required with the master-bedroom being further enhanced with an impressive en-suite. A contemporary family bathroom completes the impressive accommodation internally. The high specifications of this family home also include double glazing and gas central heating for additional comfort.







Bedroom 2

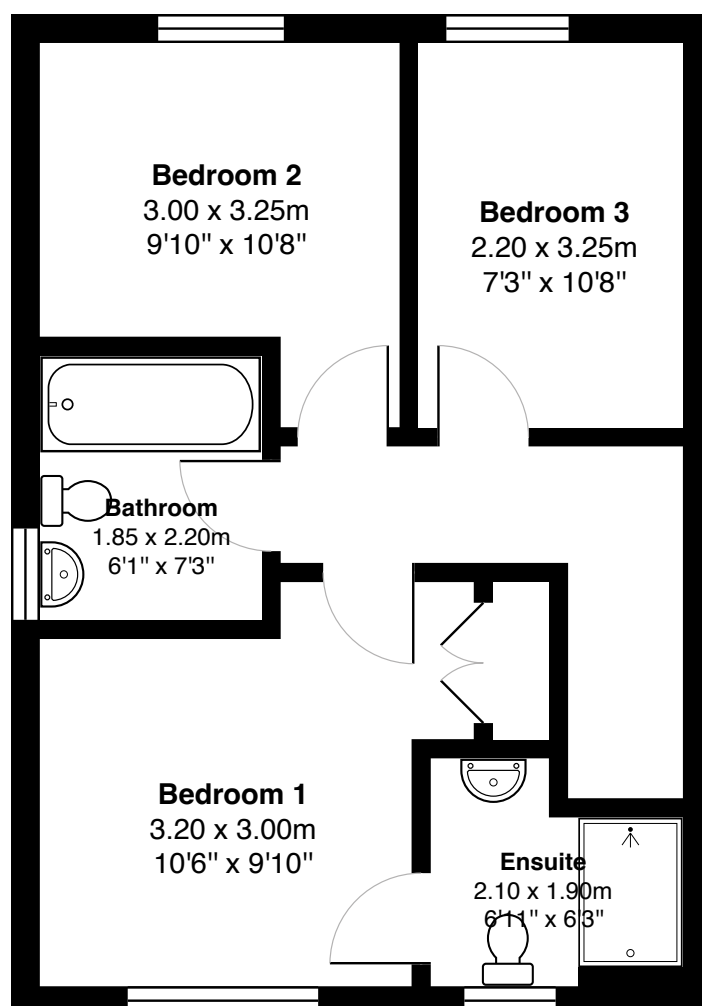
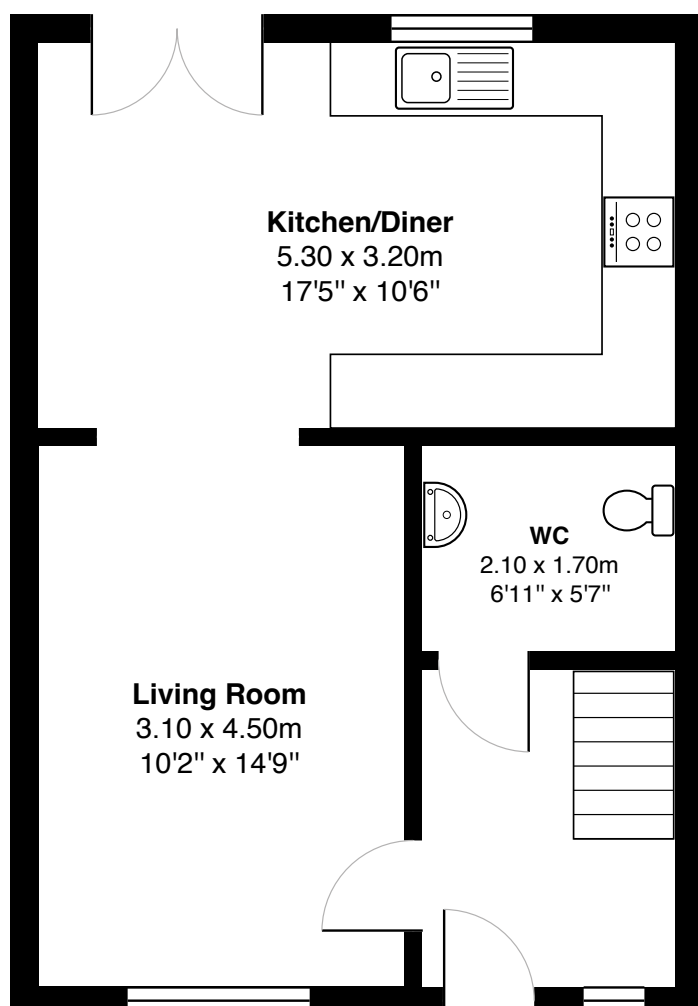




Bedroom 3







Gross internal floor area (m²): 83m²

EPC Rating: B

Externally, there are private front and rear gardens. To the front of the property, there is a driveway providing off-road parking. The rear garden is a real sun trap, and fully enclosed, providing a safe environment for children and pets. It also offers a high level of privacy and many a summer's evening will be spent in this zone enjoying the peace and quiet.

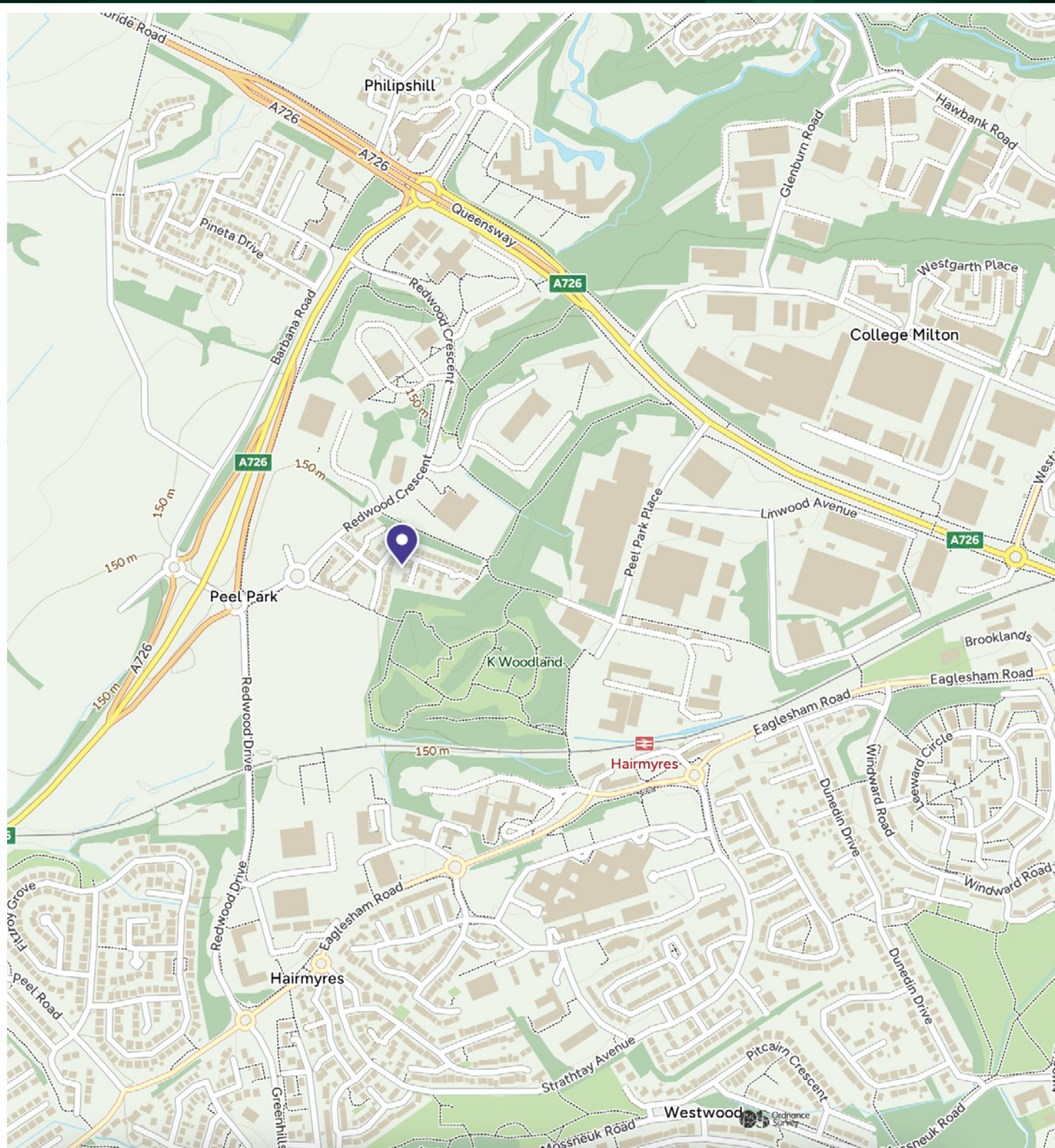




Sherman Drive is located on the edge of East Kilbride making it a perfect position for commuters looking to access East Kilbride as well as offering quick easy access to the M77 which has recently been extended and upgraded providing swift access to the city centre. The newly renovated Hairmyers station is within a five minute walk from the property. East Kilbride enjoys a number of advantages, such as a modern town centre with excellent transport links via both road and rail networks, superb shopping facilities and award-winning restaurants. There are a variety of shops, bars, cafes, and a cinema complex with an ice rink within the shopping centre. Just nine miles away, Glasgow offers the ultimate in culture and entertainment.

The East Kilbride Shopping Centre has a good choice of high street stores to choose from or wander through the town's cobble streets in the village 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, an ornamental garden and a cafe. Sports enthusiasts are spoilt for choice with a host of golf clubs.

The Location



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Part
Exchange
Available



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Professional photography
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Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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