



42 Carlyle Drive, East Kilbride

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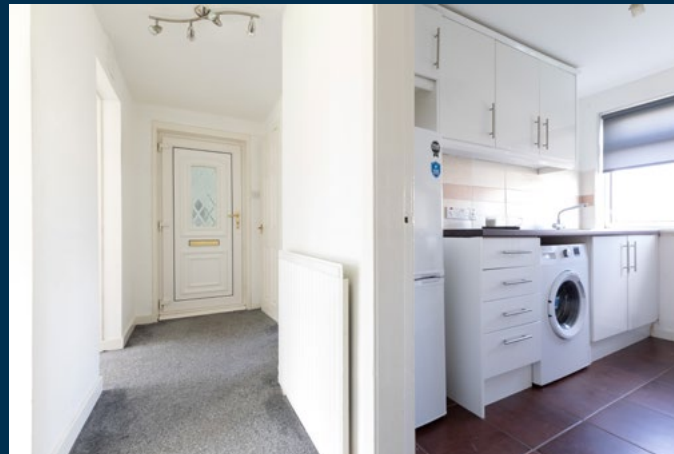
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Situation

East Kilbride offers an excellent range of local shops, Shopping Centre with cinema complex and the Kingsgate retail park only a drive away. There are also excellent sports and recreational facilities in the immediate area including a selection of golf courses, Calderglen Park, John Wright Sports Centre, Dollan Aquacentre and the James Hamilton Heritage Park. Both primary and secondary schooling are also available nearby.

East Kilbride enjoys direct access to the main Scottish motorway network that leads to all major arterial routes throughout Scotland and the South. The Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick airports.

Rail travel, with regular service to Glasgow, is available from East Kilbride.









Description

A well presented two bedroom ground floor flat, close to East Kilbride Town Centre and the village conservation area.

The complete accommodation extends to:

Welcoming reception hall with storage. Well presented bay window sitting room with feature fireplace. Well appointed dining kitchen with a full complement of wall mounted and floor standing units and complementary worktops. Two double bedrooms. Bathroom.

The property is further benefited from gas central heating and double glazing. Communal gardens.



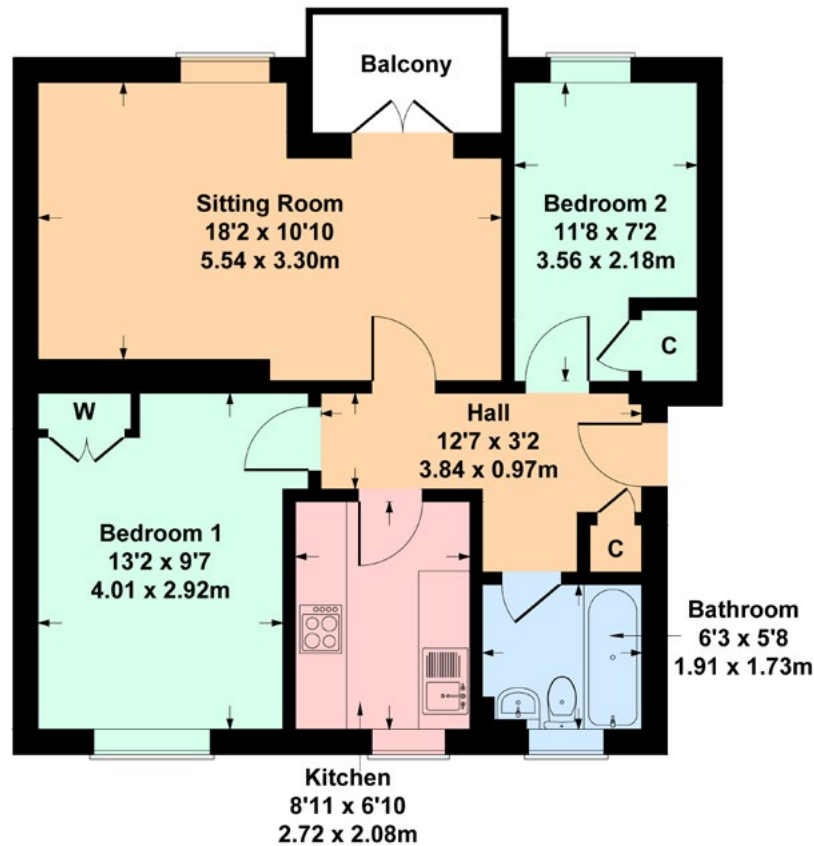


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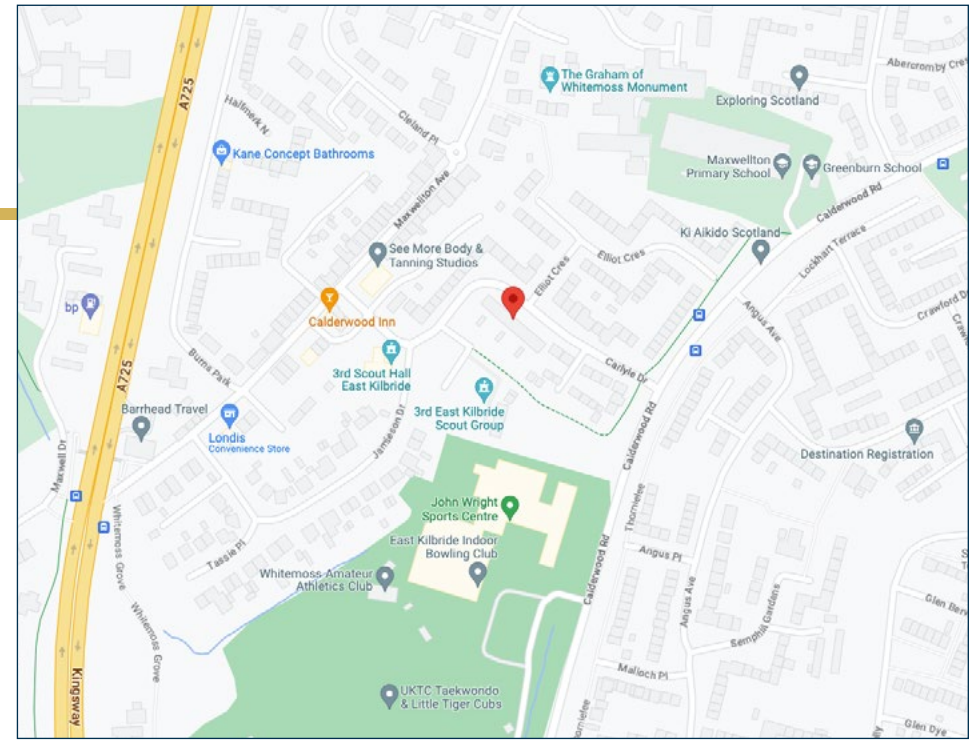
Approximate gross internal area 598 sq ft - 56 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent, produced by Potterplans Ltd. 2023

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

South Lanarkshire Council
Council Tax Band: Band B

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, electricity and gas. Gas central heating.

Local Authority

South Lanarkshire Council
Almada Street,
Hamilton,
South Lanarkshire, ML3 0AA
Tel: 0303 123 1015

Property Reference 2989

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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