





East Kilbride

39 Old Mill Road East Kilbride G74 4EY

Independent Estates



Directions

Traveling from Blantyre via expressway take your third exit from Whirlies roundabout onto East Mains Road. Continue to next roundabout and take first exit onto Old Coach Road. Continue and take the fifth on your left onto Main Street. Take your next left into Old Mill Road and the property is situated on your left.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Hallway	4.15m x 1.09m	Lounge	5.14m x 3.88m
Kitchen	4.00m x 2.70m	Bedroom One	4.46m x 2.88m
Bedroom Two	4.00m x 3.04m	Bathroom	2.85m x 1.67m

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Independent Estates are delighted to bring to the market this beautifully presented and recently upgraded two-bedroom top floor apartment set within the very popular East Mains locale of East Kilbride. The property is positioned offering fantastic commuting options with easy access to local commuting links and amenities located within the East Kilbride Town Centre as well as the Village Train Station located close by. Early viewings advisable given the location, fantastic asking price and the quality of property on offer which will appeal to a wide selection of buyers.

Accommodation comprising: Entrance to building via communal entrance. Entrance to property via wooden door with glass insert giving access to entrance hallway with laminated flooring and fitted storage. The hallway gives access to all compartments including lounge, kitchen, two double bedrooms and bathroom. Generous lounge with front facing bay style window formation, decorative alcove recess and laminated flooring. Rear facing contemporary fitted kitchen comprising range of base and wall mounted units, ample work surfaces, decorative splashbacks, integral fridge freezer, double electric oven, gas hob, extraction and tiled flooring.

Bedroom one is rear facing with fitted carpet Bedroom two is front facing with fitted storage and carpet. Rear facing recently upgrade bathroom comprising low flush wc, wash hand basin with vanity, bath, power drench shower (over bath), heated towel rail decorative wet walls and tiled flooring.

The property benefits from full gas central heating and double glazing throughout. Parking is located at front of property and communal drying area to rear of building.

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 to choose from or wander through the town's cobbles 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, ornamental garden and cafe. Sports enthusiasts are spoilt for choice with a host of golf clubs. It enjoys a number of advantages, a new 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 ice rink within the shopping centre. Just nine miles away Glasgow offers the ultimate in culture and entertainment.



Offers Over £83,000