



**2 Melbourn Green, East Kilbride, Glasgow, South Lanarkshire, G75 8DX**

Three Bedroom, End-Terrace Home

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# Property Description

Beautifully presented, three-bedroom, end-terrace family home with a driveway and large private garden. Set in a quiet residential cul-de-sac, located in East Kilbride, to the south of Glasgow city centre.

Comprises; an entrance hall, living/dining room, breakfasting kitchen, three double bedrooms, and a shower room. Features include gas central heating, uPVC double glazing, TV and telephone points, and good integrated storage, including an attic.

Externally the property benefits from a large, established private rear garden, laid to lawn with a patio, and to the front, a multi-vehicle driveway.

The entrance hall affords access throughout and features carpeted stairs to the first-floor landing and opens directly into the triple aspect kitchen with a door to the private rear garden. With wood-effect flooring and space for dining furniture, the kitchen has a store cupboard, and contemporary fitted units with stone-effect worktops, tiled backsplash, and an inset sink set below a window. Appliances include an integrated oven and gas hob with a canopy above, a freestanding fridge/freezer, and space for further whitegoods.

The bright and spacious lounge offers dual aspect windows to the front and rear, carpeted flooring, pendant lighting, and ample space for living and dining furniture.

On the first floor, well-proportioned bedroom one is set to the front with plain coving and a built-in wardrobe with sliding mirror doors. Likewise, bedroom two is also set to the front with carpeted flooring and plenty of space for freestanding furniture. Overlooking the rear garden, bedroom three offers a flexible space that could be used as a study or guestroom with plain coving and a central pendant light fitting.

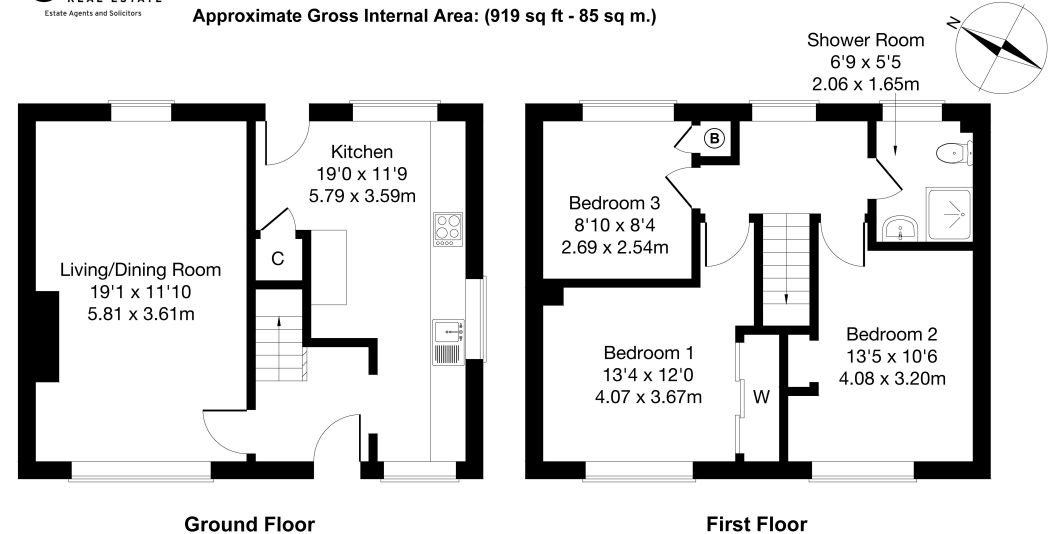
Completing the accommodation and with a rear aspect window, the family bathroom is fitted with a modern two-piece suite with a separate shower cubicle, and tiled flooring and splash walls.

A 360 Virtual Tour is available online.



## 2, Melbourne Green, East Kilbride, Glasgow G75 8DX

Approximate Gross Internal Area: (919 sq ft - 85 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

East Kilbride is the largest town in South Lanarkshire and part of Greater Glasgow. As a 'new town', it has been planned with superb transport options, offering bus and rail services together with dual-carriage and motorway links for ease of access to Glasgow, central Scotland and beyond. There is a range of modern primary and

secondary schooling options available, as well as South Lanarkshire College for higher education. There is also a varied range of shopping centres, large retail parks, restaurants, bars and nightlife, with cinemas, an ice rink, arts centre, leisure and sports centres, plus numerous country parks and golf courses in the area.





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