



12 Swaledale, East Kilbride, Glasgow, South Lanarkshire, G74 4QP

Light & Well-Presented, Two-Bedroom, Ground-Floor Villa with Gardens

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Property Description

Light and well-presented, two-bedroom, ground-floor villa, with gardens. Conveniently located in an established residential area of East Kilbride, in South Lanarkshire.

Comprises an entrance porch, living/dining room, inner hall, kitchen, flexible double bedrooms, and a bathroom.

Features include a fitted kitchen, a modern bathroom, superb integrated storage provision, gas central heating and double glazing.

Externally, the property benefits from a lawn and paved path to the front; whilst a well-kept rear garden plot includes a lawn.

The development includes residential parking to the front and excellent transport links.

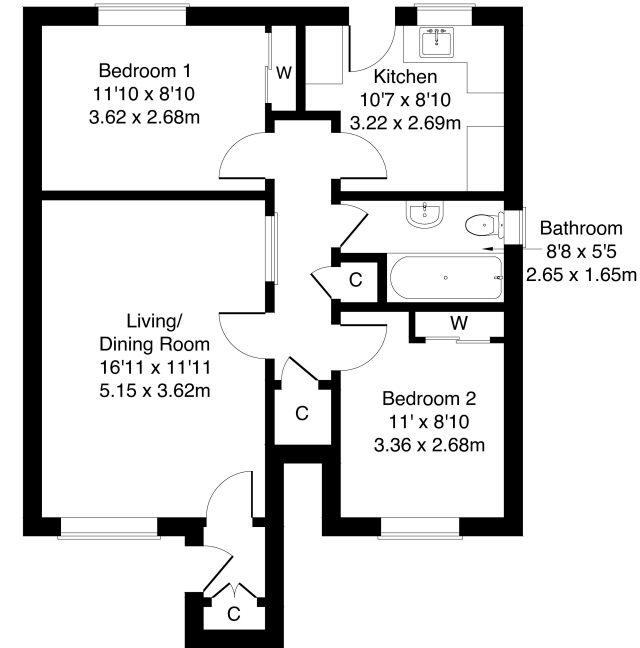
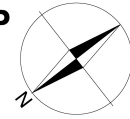
A carpeted entrance porch offers space for outerwear, a built-in store cupboard and access to the public room. A good-sized living room has space for both lounge and dining furniture and includes carpeted flooring and plain coving. From the lounge, an inner hall gives access throughout the rest of the property and features two built-in store cupboards. Set to the rear, the kitchen has a door to the garden and includes fitted units and appliances.

Two flexible bedrooms are set to opposite aspects and include built-in wardrobes, carpeted flooring and central pendant light fittings. Completing the accommodation, the bathroom has a side aspect window and features a modern three-piece suite, including a shower over the bath and contemporary wall panelling.



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Approximate Gross Internal Area: (646 sq ft - 60 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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