



## 33 Jasmine Avenue, East Kilbride, Glasgow, South Lanarkshire, G75 9FF

Beautifully Presented & Spacious, Three-Bedroom, End-Terrace Home with Gardens & Driveway

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# Property Description

Beautifully presented and spacious, three-bedroom, end-terrace family home, with gardens and a driveway. Set in a modern, family-oriented residential area in the popular village of East Kilbride, south of Glasgow city centre.

Comprises an entrance hall, living room, kitchen/dining room, three bedrooms, a family bathroom, a ground-floor WC and a utility room.

Highlights include a modern fitted kitchen with appliances, stylish bathroom suites, and light neutral decor throughout.

In addition, there is gas central heating, double glazing, and excellent storage provision.

Externally, the property boasts a front garden with a lawn and paved path, a driveway to the side, while the rear garden features a patio, a lawn, and a storage shed.

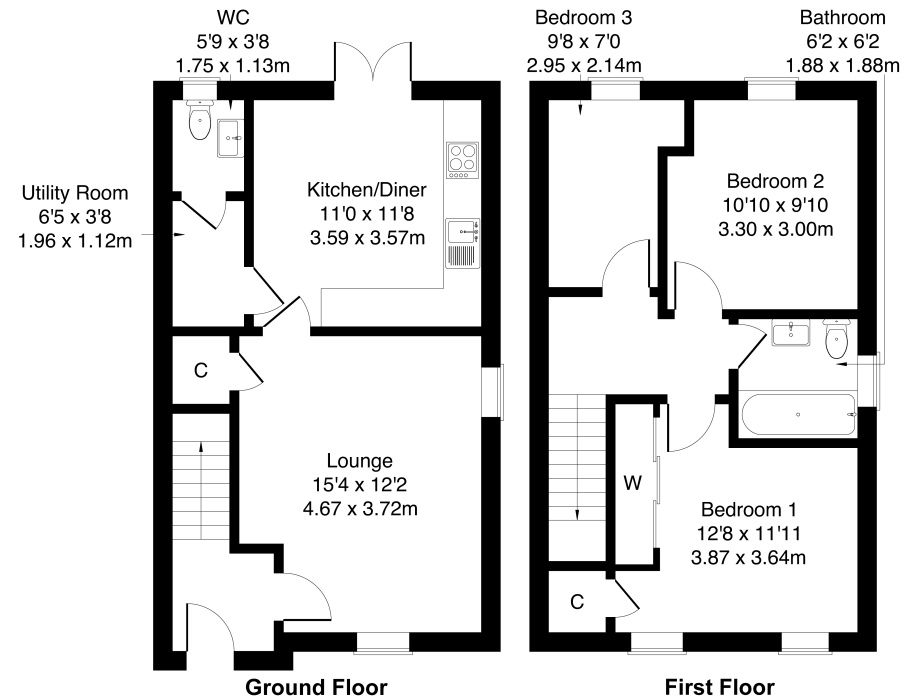
Upon entry, a welcoming hallway has carpeted stairs leading to the upper floor and gives access to a bright, front-facing lounge. Benefiting from a dual aspect and a south-facing window, the living room is flooded with natural light and features neutral decor, carpeting, and a wall-mounted TV point. Set off the lounge, to the rear, the generous dining/kitchen is fitted with modern units and worktops, a sink with a drainer, and an integrated hob and oven, with space for freestanding appliances, while featuring tiled flooring and spotlights. A convenient utility room provides further storage and space for a freestanding white good and outerwear, and access to a WC, while patio doors open directly onto the rear garden, perfect for everyday family life and entertaining.

Upstairs, the principal bedroom is set to the front and offers excellent storage with both a built-in and large fitted wardrobe, alongside ample space for freestanding furniture. Two further well-proportioned bedrooms are located to the rear, each finished with light decor and carpeted flooring. Completing the accommodation, a stylish family-sized bathroom is fitted with a modern three-piece suite including a shower over the bath, full-height tiled splash walls, a fitted mirror and a ladder-style radiator.



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Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



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

## Area Description

Located in the heart of South Lanarkshire, East Kilbride is the region's largest town and forms part of the Greater Glasgow area. As a purpose-built 'new town', it boasts excellent transport connections, including comprehensive bus and rail services, as well as direct access to major dual carriageways and motorways—making travel to Glasgow, central Scotland and beyond both quick and convenient. The town offers a wide selection of modern primary and secondary schools, alongside South Lanarkshire College for further and higher education. Residents benefit from an impressive range of local amenities, including multiple shopping centres, expansive retail parks, restaurants, bars,





cinemas, and vibrant nightlife. For leisure, East Kilbride features an ice rink, arts centre, sports and fitness facilities, as well as picturesque country parks and several golf courses, catering to a wide variety of lifestyles. The property itself is located in a well-regarded residential area locally known as Ballerup Village, which offers a strong sense of community. A nursery school is conveniently located at the entrance to the estate, as well as St. Vincent's nursery and primary school, making the area particularly attractive for young families.







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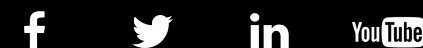
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