



Estate Agents and Solicitors

11a Annan Avenue, East Kilbride, Glasgow, South Lanarkshire, G75 8XP

Immaculately Presented, Modern, Two-Bedroom, Semi-Detached House

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Property Description

Immaculately presented, two-bedroom, semi-detached house, with gardens and a versatile outbuilding. This flexible property could easily be converted back to a three-bedroom family home. Located in a modern, family-friendly development in the South Lanarkshire town of East Kilbride.

Comprises an entrance hallway, living/dining room, kitchen, two flexible bedrooms, a dressing room and a shower room.

Highlights include a stylish integrated kitchen, a modern bathroom suite and continuous contemporary flooring on the ground floor. In move-in condition, there is gas central heating, double glazing, multiple TV points and tasteful, contemporary decor throughout.

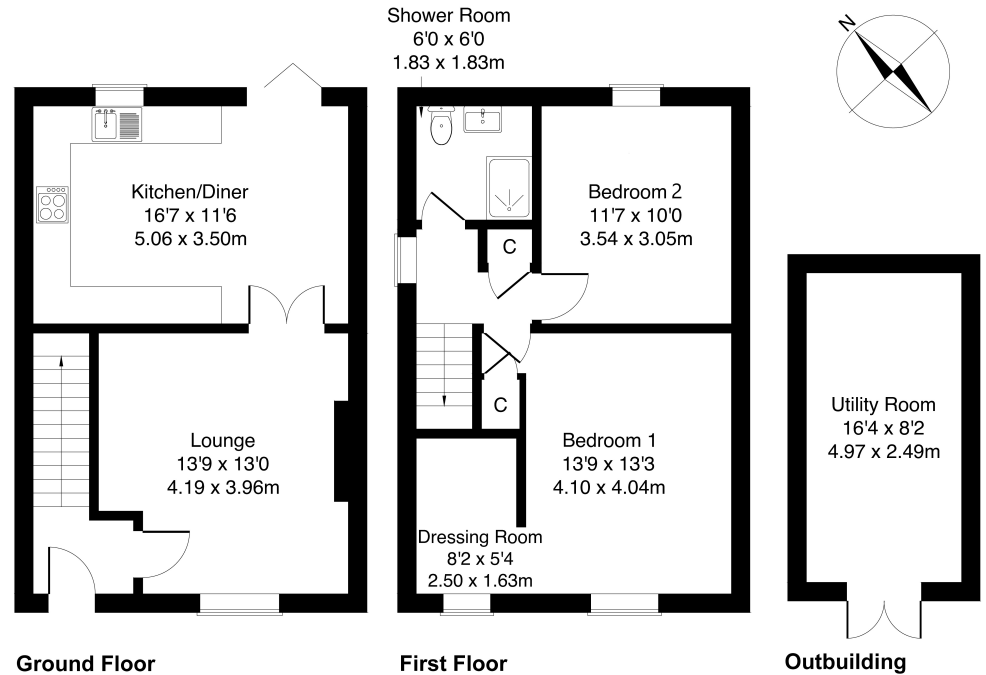
Externally, there is a double, mono-block driveway to the front and a single driveway to the rear, with access to a converted single garage, with power, plumbing and light.

A bright entrance hall is finished with modern, wood-effect flooring, which continues throughout the ground floor. On the right, a spacious, front-facing living room features tasteful decor and a contemporary fireplace. The stylish living area opens, via double doors, into a kitchen and dining room with ample space for a dining table and chairs and access to the rear garden, via bi-folding doors. The fully integrated kitchen area is fitted with sleek, handleless units and marble-effect worktops. Appliances include an eye-level double oven, a five-burner gas hob, a stainless-steel canopy, a dishwasher, a fridge/freezer and a washing machine.

Upstairs, set to either aspect, two double bedrooms continue the tasteful presentation and generous proportions of the living, with the main bedroom further benefiting from a built-in cupboard and a versatile, walk-in dressing area.

Completing the accommodation, a shower room comprises a glazed, corner shower cubicle, a two-piece suite, vanity storage, a ladder-style radiator and tiled splash walls and storage.

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Approximate Gross Internal Area: (990 sq ft - 92 sq m.)

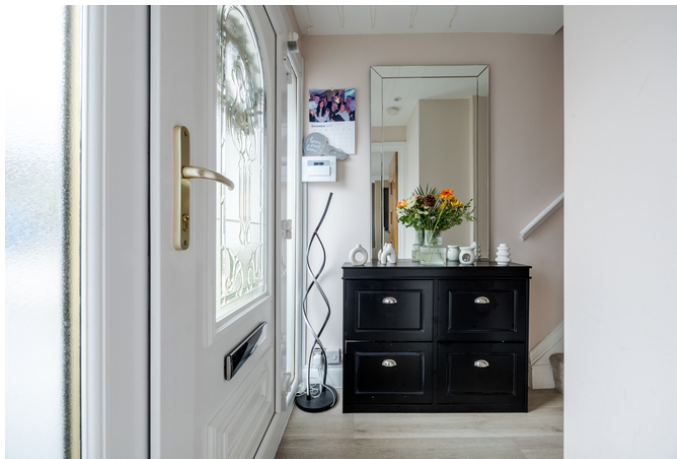


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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