



3 MARLBOROUGH PARK

EAST KILBRIDE

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5 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

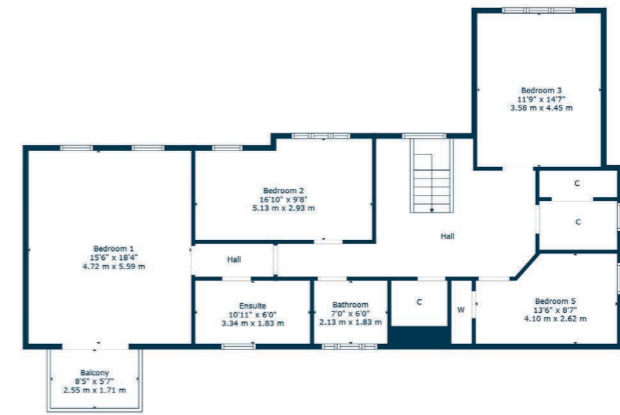
A fantastic family home set within private garden grounds.

This traditional detached property enjoys a quiet yet convenient location within this sought-after pocket of East Kilbride. Thoughtfully extended and upgraded by the present owners, the subjects are approx. 2600 sq ft and are set within private, mature garden grounds and present a great opportunity to the local marketplace.

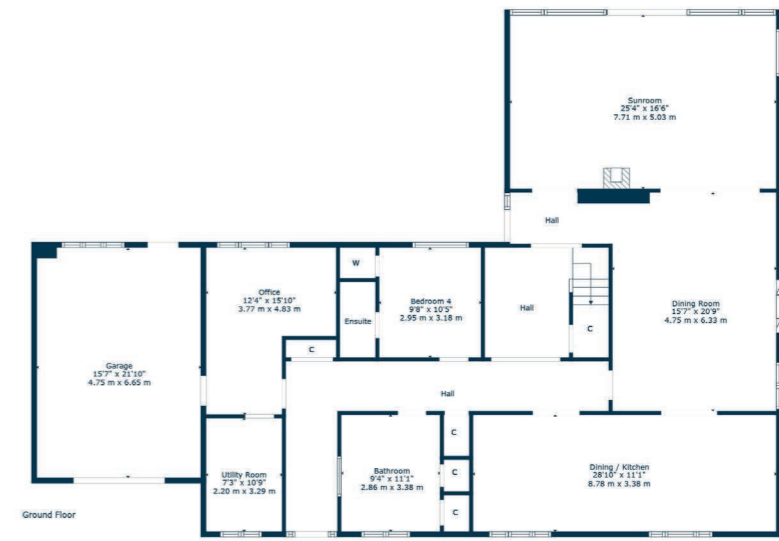
Grounds floor accommodation extends to traditional reception hallway with storage adjacent, spacious double bedroom with en-suite shower room, modern main family bathroom, useful study / home office area, fantastic open plan dining kitchen with a range of wall and base mounted units and complimentary worksurfaces and access via pocket doors to fantastic dining room with open plan access to extended and spacious family room with access via French doors to rear gardens. Upstairs a bright and spacious landing area gives access to principal bedroom with feature balcony and contemporary en-suite shower room, two further good double bedroom, single bedroom and modern main shower room. Specification includes gas central heating double glazing, and the subjects are very well presented, decorated, and maintained throughout.

Externally the property is set within lovely mature and established south facing garden grounds. Said gardens are easily maintained by virtue of patio and lawned areas. There is also an outdoor BBQ area fitted with power and light. Monoblock driveway to front providing ample vehicular parking leading to integral garage fitted with power and light.





Floor 1



Ground Floor

East Kilbride is one of Scotland's largest and newest towns enjoying a central locale with ample bus and rail services and motorway links providing access in and around the central belt. Some of the local amenities include a multiplex cinema, ice rink, the Arts Centre, the Dollan Aqua Centre, as well as several Sports Centres, Golf Courses and numerous other recreational facilities. From the historic Village to a thriving leader in commerce and technology, the town of East Kilbride plays host to a variety of local clubs and societies with easy access to Calderglen, Strathclyde and Chatelherault Country Parks. East Kilbride offers a range of primary and secondary schooling, and South Lanarkshire College is located in the town also.

CC0778 | Sat Nav: 3 Marlborough Park, East Kilbride, G75 8PS
 For the full home report visit www.corumproperty.co.uk
 * All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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