



73 Glen Nevis, East Kilbride

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

East Kilbride has an excellent range of local shops, Shopping Centre with cinema complex and the Kingsgate retail park only a short distance away. There are also excellent sports and recreational facilities in the immediate area including a selection of golf courses, Calderglen Park, Dollan Aquacentre and the James Hamilton Heritage Park. Both primary and secondary schooling are also available nearby.

East Kilbride enjoys direct access to the main Scottish motorway network that leads to all major arterial routes throughout Scotland and the South. The Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick airports in particular.

Excellent bus and rail links, with regular train service to Glasgow, from Hairmyres in East Kilbride.





Description

A one bedroom ground floor flat, located in close proximity to local amenities and services.

The accommodation comprises:

Reception hall with storage. Sitting/dining room. Well-appointed kitchen fitted with a range of wall mounted and floor standing units. Double bedroom with fitted wardrobes. A shower room with three piece white suite completes the overall accommodation.

The property is complemented by electric heating and double glazing. On street parking for residents is available to the front of the property.

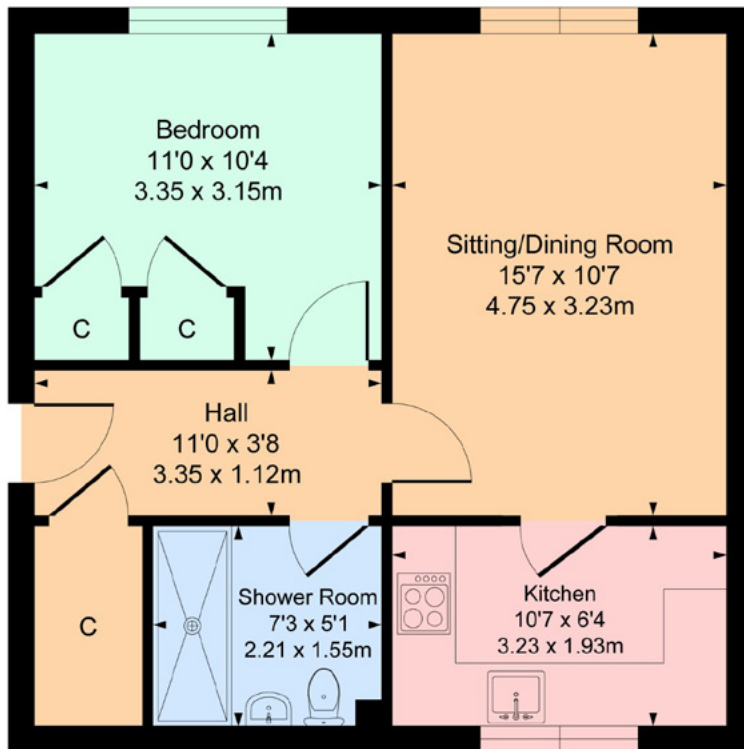


Nicol Estate Agents



73 Glen Nevis, East Kilbride, G74 2BJ

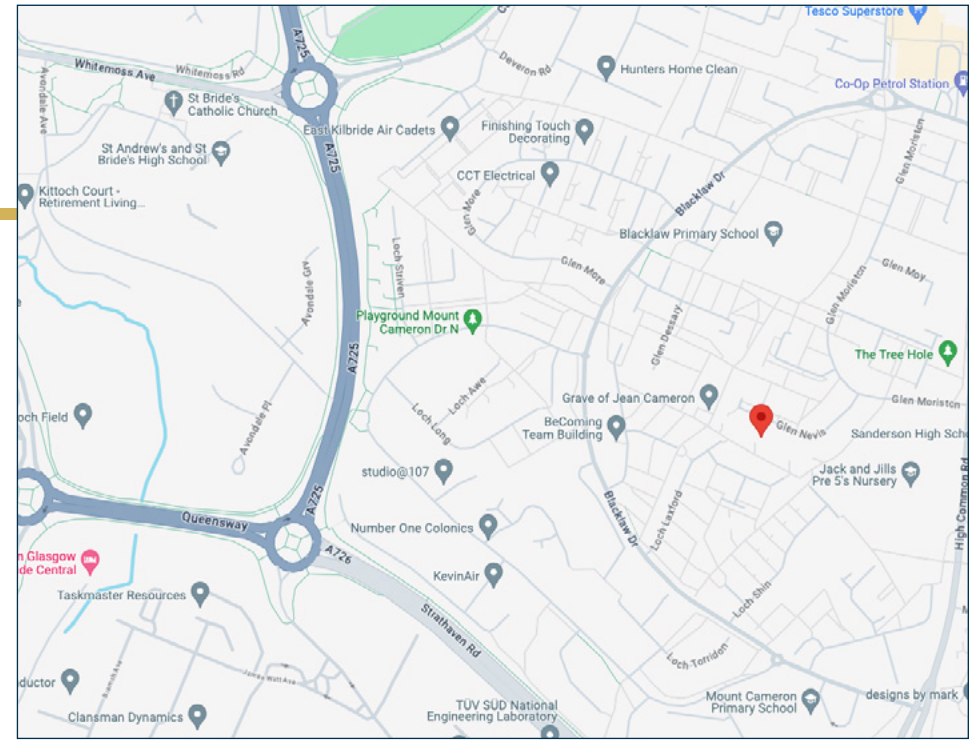
Approximate gross internal area = 480 sq ft - 44.59 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@nicolestateagents.co.uk

Outgoings

South Lanarkshire Council
Council Tax Band: B

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band X

Services

The property is supplied by mains water, electricity and drainage. Electric heating.

Local Authority

South Lanarkshire Council,
Almada Street,
Hamilton,
South Lanarkshire,
ML3 0AA
Tel: 0303 123 1015

Property Reference CLA506

1 Helena Place, Clarkston G76 7RB

T: 0141 638 4541 E: clarkston@nicolestateagents.co.uk

www.nicolestateagents.co.uk

