



**46 Stobo, East Kilbride G74 3HL**

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## 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.















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## Property Description

A preferred first floor flat located in close proximity to local amenities and services.

The accommodation comprises:

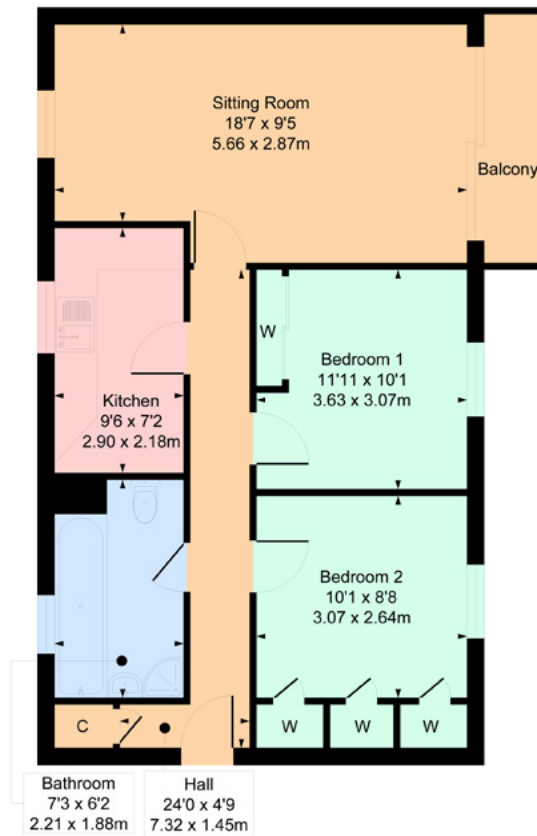
Welcoming reception hall with spacious store cupboards. A bright and spacious sitting room/dining room with south facing balcony, kitchen fitted with a range of wall mounted and floor standing units. Bedroom one double with fitted wardrobe Second bright double bedroom with fitted wardrobe. Bathroom with four piece suite completes the overall accommodation.

The property is complemented by gas central heating and double glazing. Residents and visitors parking is provided to the front of the property and single garage.



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**46 Stobo, East Kilbride**  
Approximate Gross Internal Area  
684 sq ft - 63.54 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.



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**Viewing**

By appointment through  
Nicol Estate Agents  
**Newton Mearns**

**Outgoings**

South Lanarkshire Council  
Band B

**Fixtures & Fittings**

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

**Energy Efficiency Rating**

Band C

**Services**

The property will be supplied by mains water, gas  
and electricity. Gas central heating.

**Local Authority**

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

**Property Reference**

CLA589

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