



106 Elder Crescent, Drumsagard Village, G72 7GL

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Situation

A hugely popular suburb, Drumsagard Village is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M74, M8 and Glasgow Southern Orbital motorways which also provide 30 minute journey times to Glasgow and 40 minutes to Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and surrounding areas: the train from Newton takes 8 minutes to get to the centre of Glasgow.

Drumsagard Village and its neighbouring suburbs Rutherglen Cambuslang, and East Kilbride offer a wide range of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. There are local sports and recreational facilities within the area including several public parks, bowling and tennis clubs and a choice of golf courses.

For those with young families, the property sits within the catchment area for admired primary and secondary schools. Catchment schools are Hallside Primary, Cairns Primary, St. Cadoc's Primary, Cathkin High and Trinity High.









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Property Description

A beautifully presented detached villa set within a small, sought-after and popular development.

The property affords well appointed and flexible accommodation, carefully maintained by the current owners, well designed for family living.

Ground floor: Reception hallway with staircase to the upper accommodation. Bright sitting room, with French doors to the rear garden. The dining room enjoys views onto the front of the property. Well appointed breakfasting kitchen, fitted with a full complement of floor and wall mounted cabinets, integrated appliances and complementary worktop surfaces. Guest WC and utility with side access to gardens integrated garage completes the ground floor accommodation.

First Floor: Master bedroom with store cupboard and attractive ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes and bedroom four Family bathroom with three piece white suite.

The property is further complimented by gas central heating and double glazing. A driveway provides ample off-street parking for vehicles, leading to a single integral garage. The gardens feature a lawn area and large patio area for out door entertaining.

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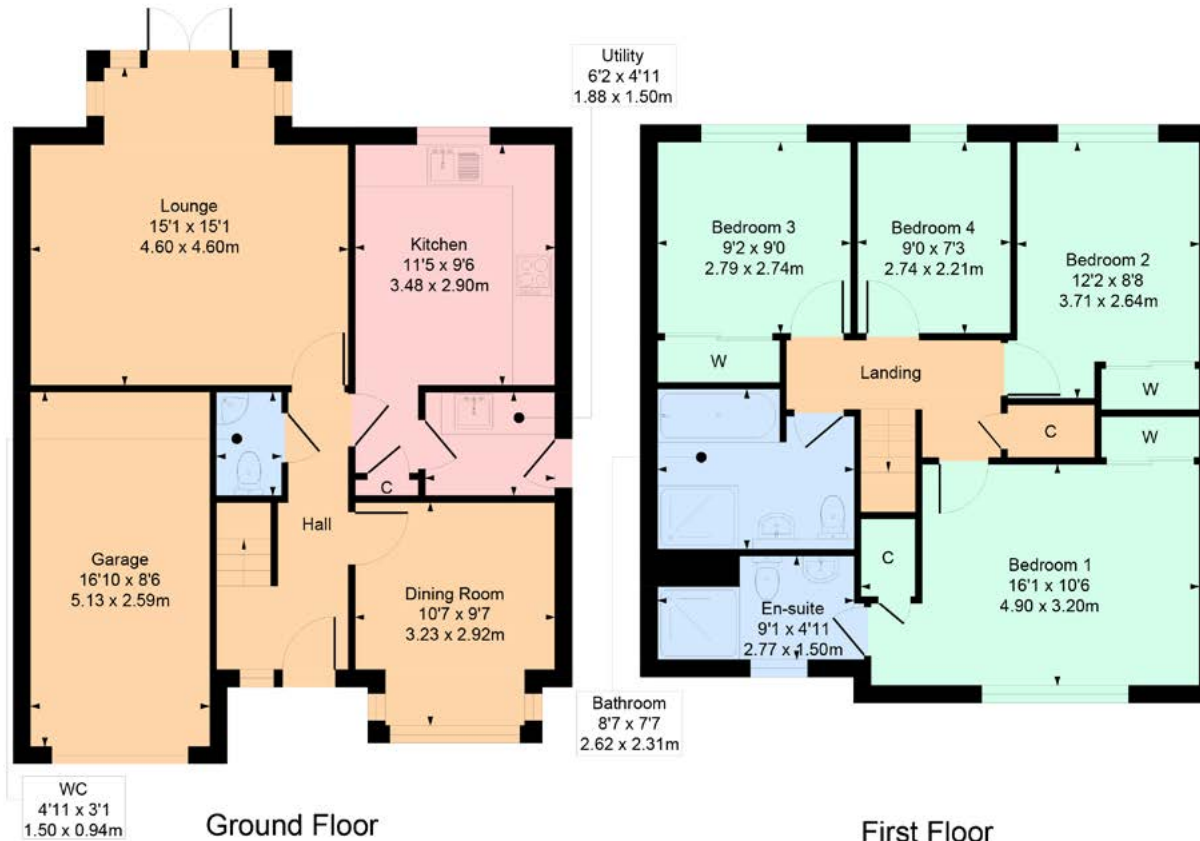








106 Elder Crescent
Approximate Gross Internal Area
Main House 1201 sq ft - 111.57 sq m
Garage 143 sq ft - 13.28 sq m



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
Clarkston

Outgoings

South Lanarkshire Council
 Band F

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

CLA591