



**14 Dart Avenue, East Kilbride G74 4FQ**

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## Situation

East Kilbride is located close to the villages of Thorntonhall and the charming conservation village of Eaglesham.

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.

Rail travel, with regular service to Glasgow, is available from both Hairmyres in East Kilbride and Thorntonhall, each just a few minutes' drive from this development.











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## Property Description

Deceptively spacious and immaculately presented, five bedroom detached villa set within a sought after and popular location, carefully maintained by the current owners.

Internally the complete accommodation affords flexible and generously proportioned living formed over two levels.

**Ground Floor:** Welcoming reception hall with staircase to the upper levels and under stairs storage cupboard. Guest WC. Spacious sitting room and family room to front. Well appointed kitchen fitted with a range of wall mounted and floor standing units, complementary worktop surfaces open plan dining area with access to rear garden and utility room completes the ground floor accommodation.

**First Floor:** Bright and spacious upper landing with storage cupboard.

Principal bedroom with en-suite shower, bedroom two double bedroom to rear with en-suite shower. Bedroom three and four again double bedrooms and bedroom five / study Family bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well tended landscaped level gardens enclosed rear garden a mono-bloc driveway provides off street parking to the side of the property.

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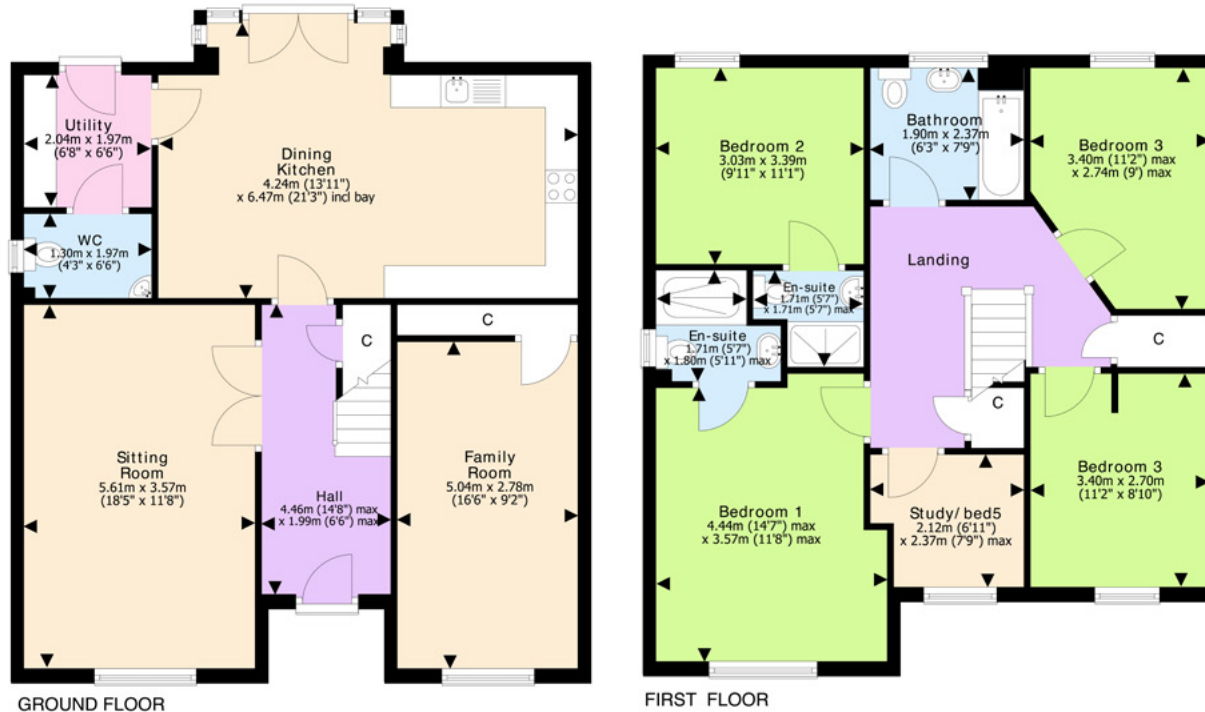








14 Dart Avenue, East Kilbride, Glasgow G74 4FQ  
Total Approx floor area: 149.4sq m (1608.1sq ft)



**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 B

### Services

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

### Local Authority

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

### Property Reference

3455

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