



**63 Gullion Park, East Kilbride G74 4FD**

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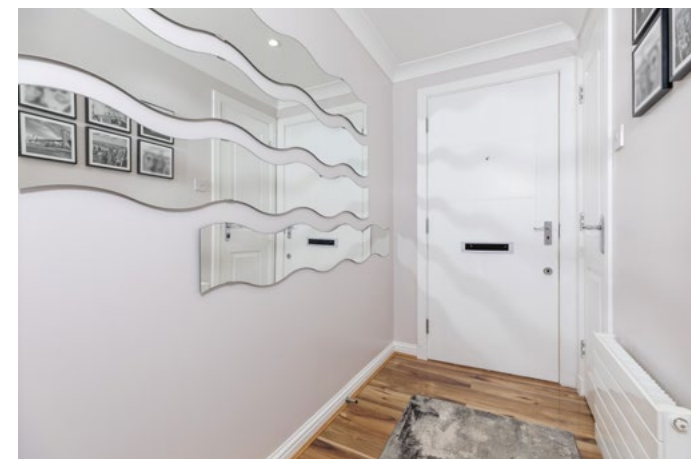
## Situation

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 East Kilbride Expressway connects to the M74/M8/M73 motorways and the Glasgow Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick airports.

Excellent bus and rail links, with regular train service to Glasgow.























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## Property Description

Seldom available, a particularly spacious, well presented, larger style, corner position two bedroom second floor apartment, located in this popular residential development, close to local amenities and transport links.

The property has been upgraded and well maintained by the present owner and comprises:

A controlled door entry security system leads to an illuminated communal entrance with stair access to all levels. Entrance hall with storage. Welcoming reception hallway with storage. Bright and spacious sitting/dining room with feature walk in corner bay window. Open plan to a well appointed refitted kitchen, with a range of contemporary wall mounted and floor standing units and complementary worktop surfaces. Bedroom one is double bedroom with fitted wardrobes and an attractively refitted ensuite shower room. Bedroom two, again a double bedroom, has fitted wardrobes. The refitted bathroom completes the overall accommodation.

The property further benefits from gas central heating, double glazing, well kept communal resident's gardens and residents parking

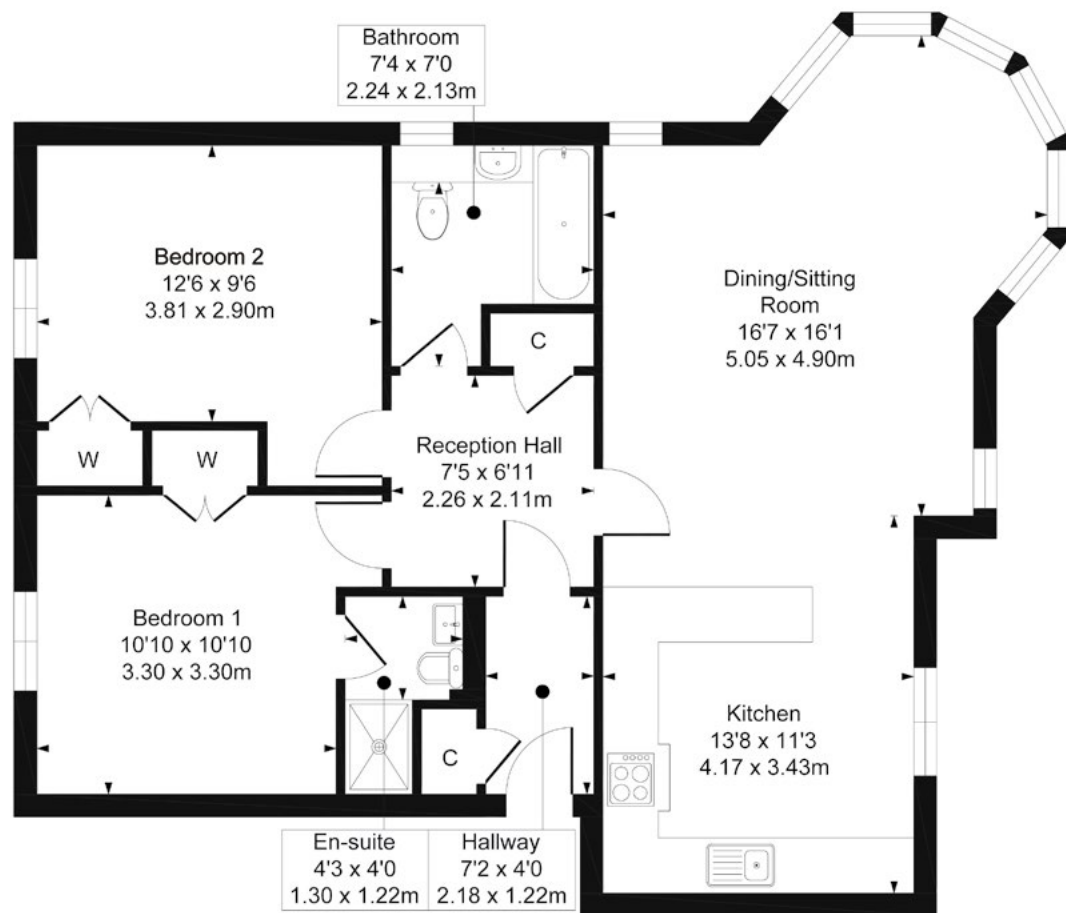
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# 63 Gullion Park, East Kilbride

Approximate Gross Internal Area

857 sq ft - 79.61 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 B

## 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

CLA 650

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