



MITCHELLS
ROBERTON



Top Floor Flat
140 Alberta Avenue, East Kilbride Glasgow,
offers over £69,000





140 Alberta Avenue, East Kilbride,

Appealing Top Floor Flat in established residential area. The property requires some general modernisation but is an excellent first time buy. It is situated close to local amenities including shops, schools and public transport services. Early viewing is recommended.

The property comprises entrance hall, large lounge/dining room with balcony off, 2 double bedrooms, fitted kitchen and family bathroom. The property benefits from having gas central heating and double glazing and has ample parking to the front. There are well maintained communal gardens to the rear with access to the bin store

Entrance Vestibule

The entrance hall gives access to all apartments. Central heating radiator. 3 x storage cupboards. Smoke alarm. Fitted carpet.

Lounge/dining room 7.30 m x 3.50 m / 23'11" x 11'6"

Well proportioned lounge/dining room with windows to the front and side. Central heating radiators x 2. Balcony to front. Hatch to kitchen. Fitted carpet.

Kitchen 3.80 m x 2.10 m / 12'6" x 6'11"

The kitchen has a range of older units providing storage and would benefit from upgrading. Window to the rear. Slot in electric cooker. "Hoover" washing machine. Small free standing fridge/freezer. Stainless steel sink & drainer. Vinyl flooring. Central heating radiator.

Bedroom 1 3.90 m x 3.30 m / 12'10" x 10'10"

Double bedroom with window to the front. Built in wardrobe. Central heating radiator. Carpet.

Bedroom 2 3.90 m x 2.70 m / 12'10" x 8'10"

Second double bedroom with window to the front. Central heating radiator. Carpet.

Bathroom 2.50 m x 1.80 m / 8'2" x 5'11"

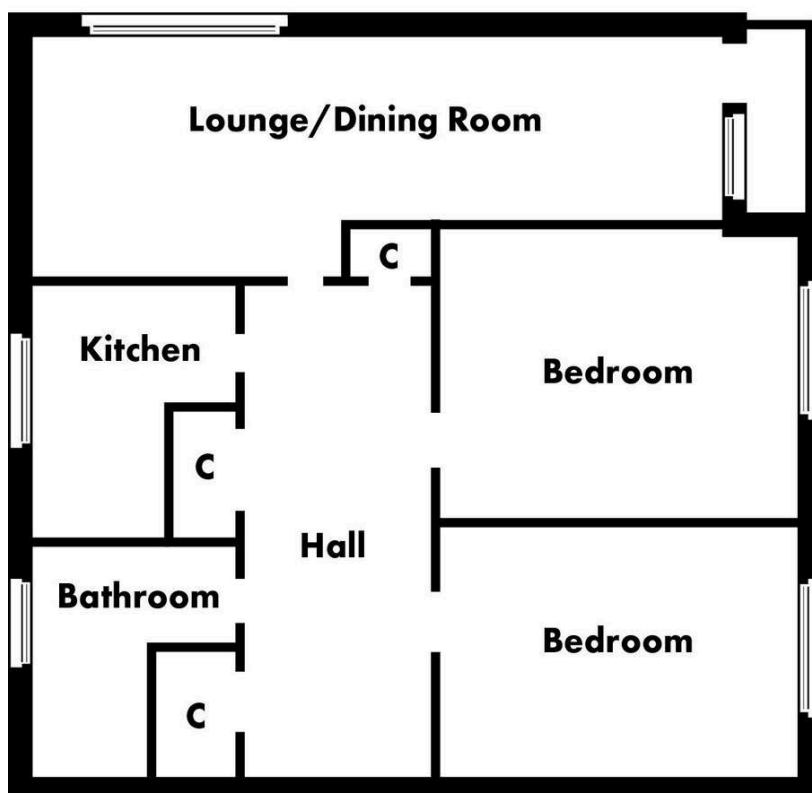
Family bathroom with older style three piece suite incorporating a bath, WC and wash hand basin. Opaque window. Central heating radiator.

Gardens

The property has well maintained communal gardens to the rear offering drying space and access to the bin store. There is ample residents parking to the front of the property.



Floor plans are indicative only - not to scale.



SELLERS

Client of Mitchells Robertson

ENTRY DATE

Negotiable

VIEWING

Through Solicitors

TAX BAND

Tax Band B

SCOTTISH STANDARD MISSIVES:

Offers are invited in the form of the Scottish Standard Missives.

DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



**MITCHELLS
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