



Blaeshill Road
East Kilbride, G75 8PL

move  **on**

Blaeshill Road
East Kilbride
G75 8PL

Mid-Terraced

2 Bedrooms
1 Reception
1 Bathroom



move 
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01698 757 125

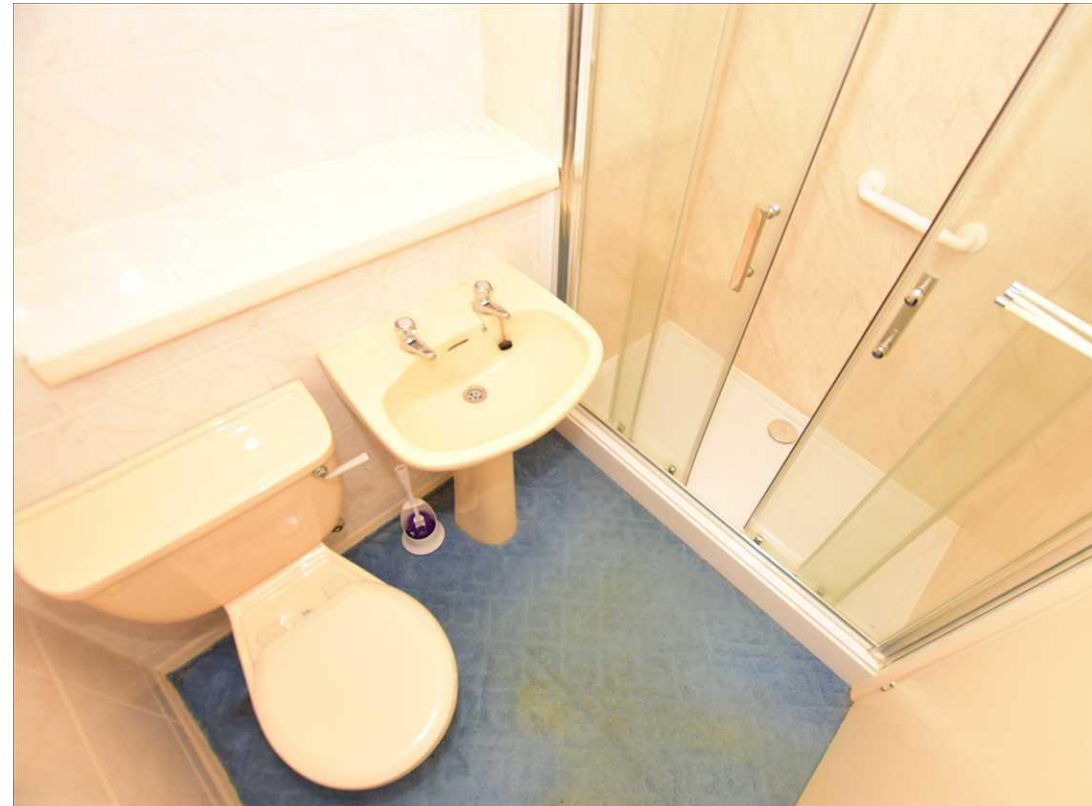
KEY FEATURES

- **Mid-terraced**
- **Opportunity to put your own stamp and decor touches to a home with fantastic potential**
- **Lounge, kitchen, 2 bedrooms and shower room**
- **New double glazed windows and exterior doors**
- **Lock up garage**
- **Residents parking area to rear**
- **Enclosed rear garden with shrubs and trees. Small front garden laid to lawn**
- **Desirable location in the Gardenhall area of East Kilbride, close to Hairmyres Train Station, Easy access to motorway network**
- **Close to East Kilbride town centre, shops, bars, restaurants and supermarkets**
- **COUNCIL TAX BAND: C - EPC RATING:D**



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Greenhills Rd

Blaeshill Rd

Strathmore Grove

Strathhalladale Ct

48 42

59
53

51 49

36

19

21

11

2

5

14

Blaeshill Road, East Kilbride, G75 8PL

Move On are delighted to present to the market his 2 bedroom mid-terraced home in East Kilbride - Blaeshill Road.

Requiring some cosmetic upgrading, this is a great opportunity to put your own stamp on a home with great potential in a desirable location. The accommodation includes a lounge, kitchen, 2 bedrooms and a shower room. There is new double glazing and external doors recently installed.

Externally there is a small garden to the front which is laid to lawn with perimeter shrubs and hedges; and the rear garden is fully enclosed with decorative plants and trees. There is a residents parking area to the rear at the end of the cul-de-sac, and there is also a lock up garage.

Blaeshill Road is located in the Gardenhall area of East Kilbride, close to Hairmyres train station, and conveniently placed for further public transport links as well as being close to East Kilbride town centre, which has a fantastic selection of retail and leisure facilities. For those commuting by car, there is easy access to surrounding towns including Glasgow City Centre and motorway links throughout the central belt.



ROOM MEASUREMENTS

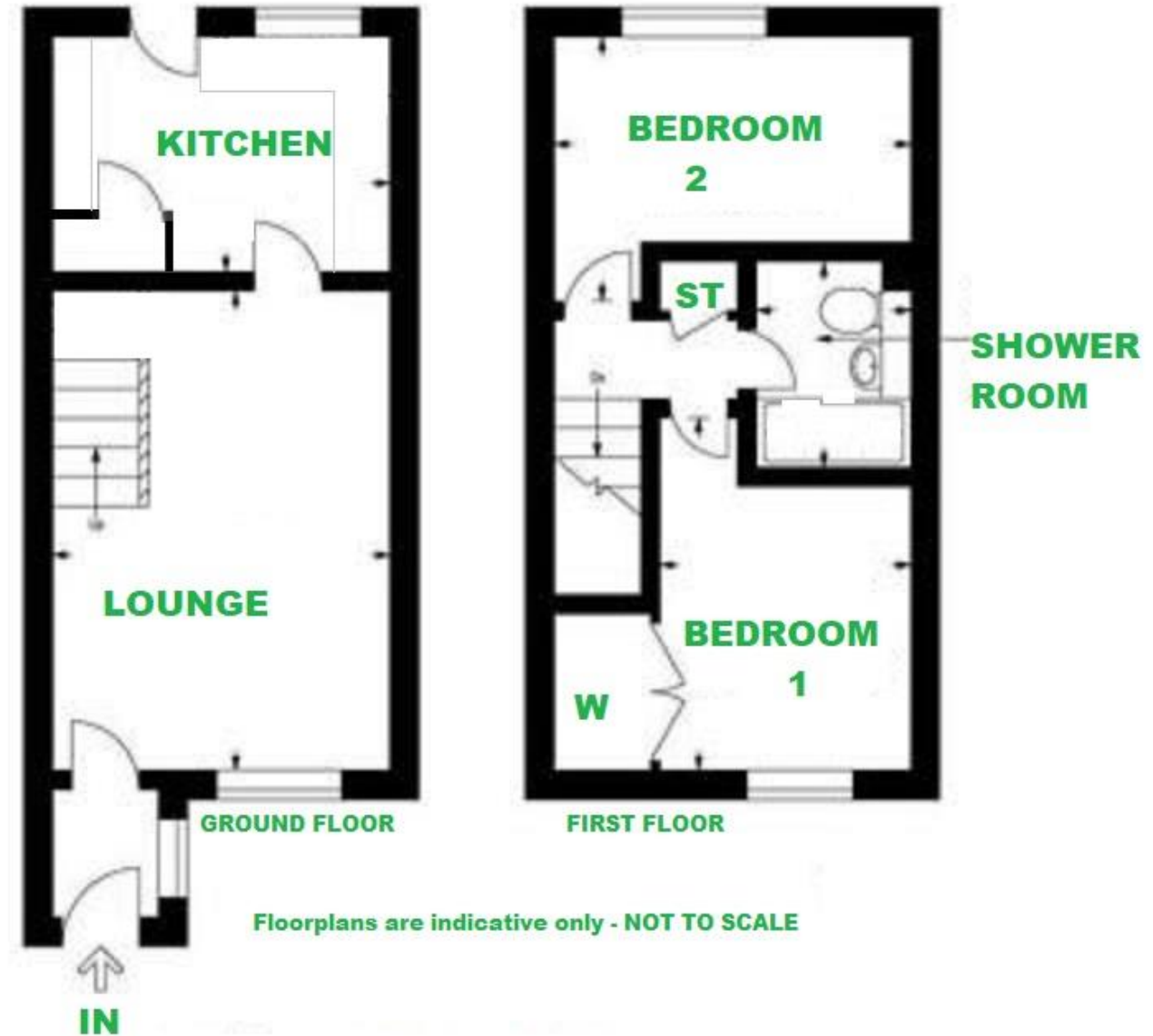
Lounge: 4.80m (15' 9") x 3.56m (11' 8")

Kitchen: 3.56m (11' 8") x 2.39m (7' 10")

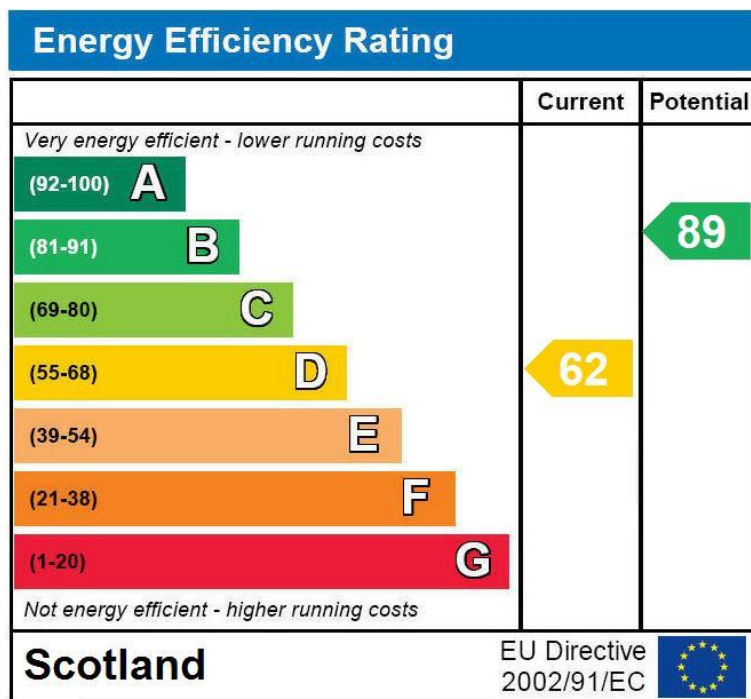
Bedroom 1: 3.56m (11' 8") x 2.63m (8' 8")

Bedroom 2: 3.57m (11' 9") x 2.78m (9' 1")

Shower Room: 2.00m (6' 7") x 1.77m (5' 10")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

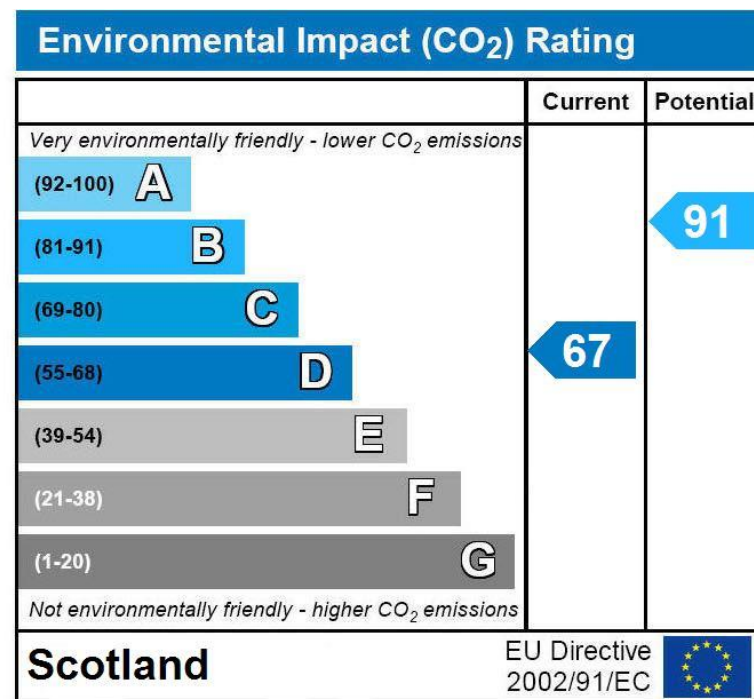


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band D (62)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (67)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



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