



## 2 Borrowdale, East Kilbride, G75 8EF

Offers over £194,995



**\*\*CLOSING DATE - FRIDAY 4TH OCTOBER AT 12.00 NOON\*\*** Fantastic THREE bedroom end terrace villa in the highly sought after Newlandsmuir area of East Kilbride. This beautiful home must be viewed to appreciate the level of accommodation on offer. Fully refurbished and presented to market in walk in condition, this property is not expected to be available for long! With HD property tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 2 Borrowdale, situated within a quiet cul-de-sac in the sought after Newlandsmuir area of East Kilbride area. This fantastic THREE-bedroom end terrace home has been superbly refurbished and offers an excellent level of accommodation.

To the front of the property, is an easily maintained lawn garden and driveway. Upon entering into the entrance vestibule, a convenient cloakroom is available with vanity unit and W.C. The beautifully decorated open plan lounge with dining area is generous in size and boasts large windows and patio door access to the rear garden, which flood this space with natural sunlight. The dining area situated to the rear of the lounge, offers an excellent space for dining and entertaining. The modern fitted kitchen boasts a convenient breakfast bar and an array of grey wall and floor units, providing ample storage and workspace. Integrated appliances include an electric hob, oven, grill, extractor fan, fridge freezer, washing machine and dishwasher. A laundry/utility area is located just outside the kitchen space with room for dryer.

On the upper level, the balcony overlooking the ground floor is a bright space to enjoy the view. Three bedrooms are also available on this level, all of which are well-proportioned. Completing this floor, is a stunning family bathroom, which comprises of bath with shower over, vanity unit, W.C. and quality fixtures and fittings. Excellent storage options are available throughout.

The substantial rear garden is fully enclosed with decking and lawn areas, perfect for dining al-fresco and providing a safe and easily maintained environment for children and pets alike.

Ideally situated within a short distance of highly sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or for commuters travelling further afield, the location is ideal.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Living Room - 4.12m x 3.98m

Kitchen - 7.13m x 3.78m

Dining Room - 4.65m x 3.60m

Bedroom One - 3.43m x 2.82m

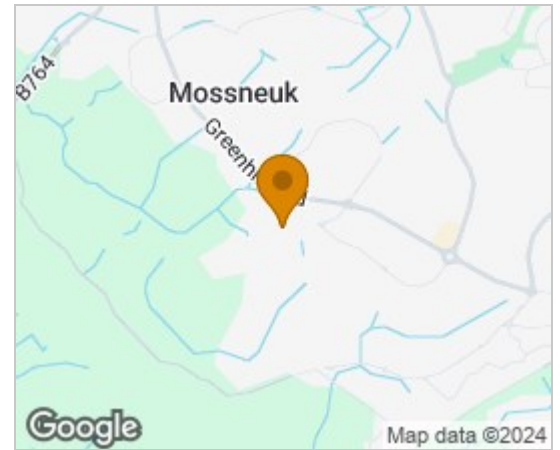
Bedroom Two - 3.62m x 2.81m

Bedroom Three - 4.16m x 2.48m

Bathroom - 3.13m x 2.16m

WC - 1.31m x 1.05m

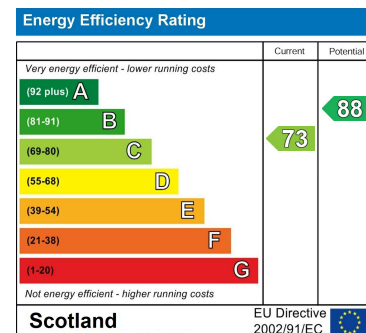
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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