

# 95 Gullion Park

Fountain Park, East Kilbride, South Lanarkshire, G74 4FD



[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk) | [www.watermans.co.uk](http://www.watermans.co.uk)  
0141-4838325



# Welcome

# Home



## Overview

95 Gullion Park is a beautifully presented two-bedroom apartment situated in the highly desirable Calderwood area of East Kilbride. Offering spacious, modern living with an open-plan lounge/kitchen/diner, en-suite master bedroom, and private resident parking, this property is perfect for those seeking comfort and convenience. Located just off the A725, it benefits from excellent transport links to both Glasgow and Edinburgh, making it an ideal base for commuters.

## General Features

- Second floor flat in a four story building
- Located near excellent schools and colleges
- Excellent transport links to Glasgow and Edinburgh

## Accommodation Features

- Spacious open-plan lounge/kitchen/diner with French doors and Juliette balcony
- Two generous double bedrooms, both with fitted wardrobes; master with en-suite shower room
- Modern kitchen featuring integrated appliances, including oven, gas hob, dishwasher, and fridge freezer
- Gas central heating, double glazing, and secure entry system for enhanced comfort and security
- Private resident parking and well-maintained communal gardens



# Open Plan Living



The spacious open-plan living area offers a bright and welcoming space, ideal for both relaxing and entertaining. The back wall features elegant paneling, creating a stylish focal point for the room, perfect for mounting a television between. Large french doors open to a Juliet balcony, flooding the room with natural light and offering a seamless connection to the outdoors. With ample room for a comfortable seating arrangement, this living space is both functional and aesthetically pleasing, offering a modern and cozy atmosphere.





# The Kitchen

This contemporary kitchen is designed for both style and functionality, featuring a sleek range of wall and base-mounted units with complementary worktops and a cozy breakfasting area. It comes fully equipped with high-quality integrated appliances, including an oven with gas hob and extractor hood, a dishwasher, and a fridge-freezer, all finished with elegant wall tiling. The space also offers room for a dining table, making it an ideal setting for both everyday meals and entertaining guests.



Alternative Dining Layout





# Bedrooms

---

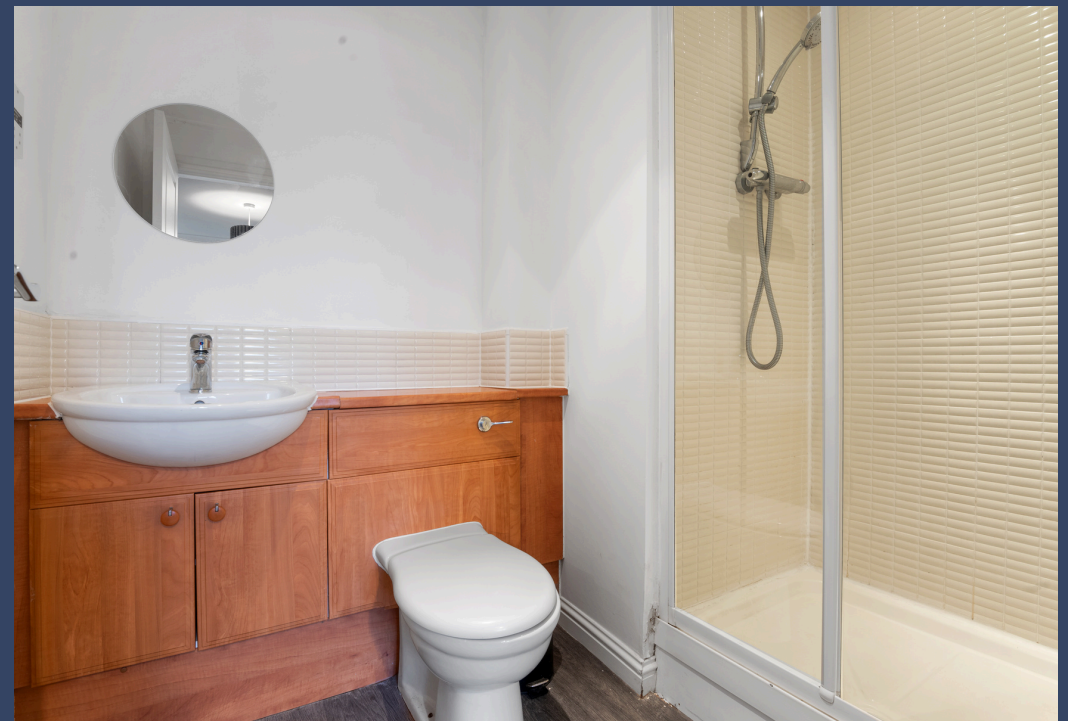
## & Bathrooms

The property boasts two spacious double bedrooms, both with fitted carpets and built-in wardrobes for ample storage. The master bedroom benefits from a stylish en-suite shower room, providing added privacy and convenience. The main bathroom features a modern three-piece suite, with additional wooden storage beneath the sink, offering practical space for toiletries and essentials.

Both bedrooms and bathrooms are finished to a high standard, creating a comfortable and functional living environment.









# Property Location



95 Gullion Park boasts a fantastic location, offering easy access to a wealth of local amenities and transport links. Just a short walk away, Kingsgate Retail Park provides a variety of shops, including Sainsbury's, Marks & Spencer Simply Food, Next, and Boots, offering everything you need for daily life.

The property is situated within the catchment area for several well-regarded primary and secondary schools, including St. Hilary's Primary, Maxwellton Primary, and Duncanrig Secondary. It is also ideally situated for students, with South Lanarkshire College nearby, making it a prime investment opportunity for those looking to provide rental accommodation to the student market. With excellent bus and rail links to the college and surrounding areas, this location is highly desirable for those seeking convenient, well-connected living.

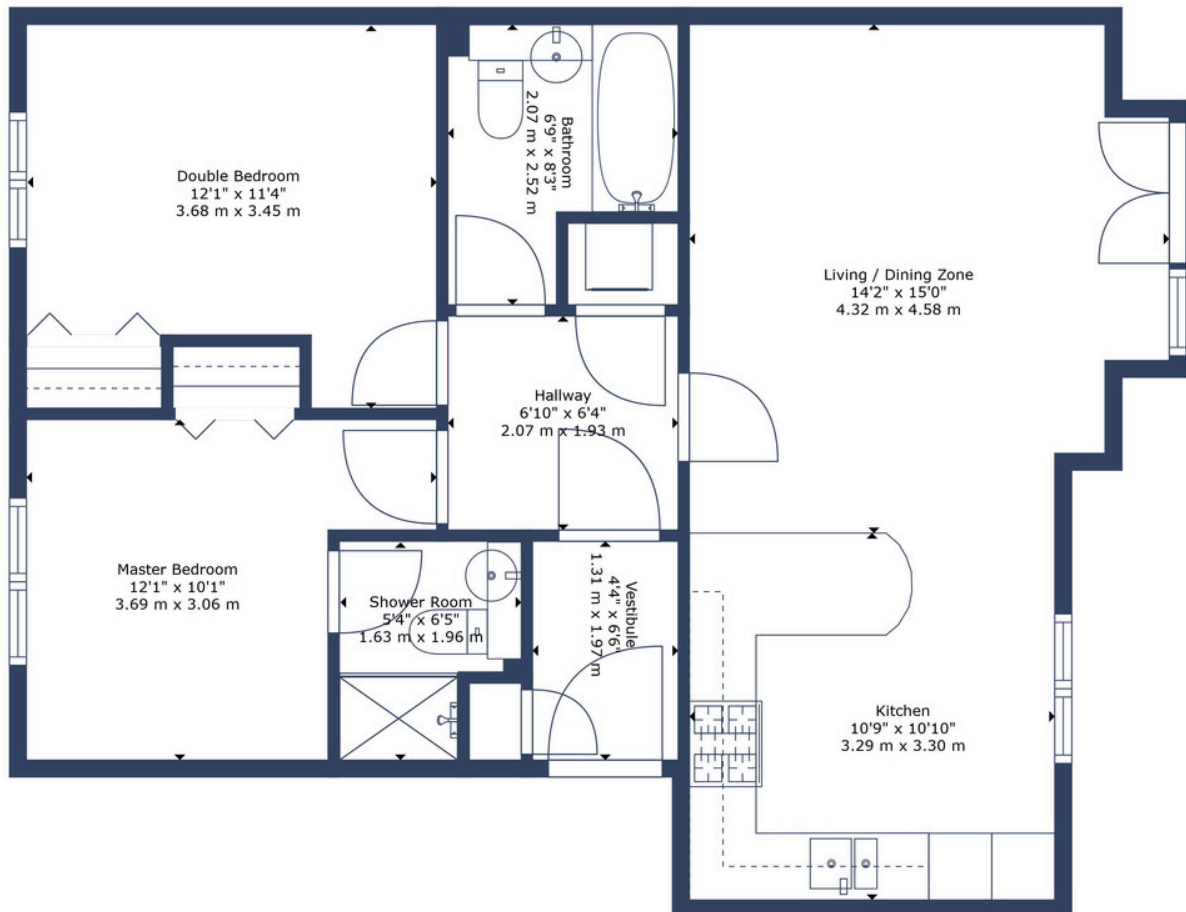
East Kilbride is a vibrant town, blending its historic village with modern conveniences. From traditional shops and cafes to a thriving hub for commerce, technology, and leisure, there is something for everyone. The town also offers a range of parks, leisure facilities, and sports clubs, alongside numerous restaurants and cafes. Nature lovers will appreciate nearby Calderglen Country Park, which offers green spaces, wildlife, and scenic walking trails.

The town benefits from excellent transport links, with frequent bus and rail services providing direct routes to Glasgow and other parts of the central belt. The nearby M74 motorway offers quick access to the wider central belt and beyond. With its central location, family-friendly atmosphere, and proximity to South Lanarkshire College, this property is not only a great place to live, but also a sound investment opportunity in a growing area with strong rental potential.





# Floor Plan



## Property

95 Gullion Park

## Location Address

Fountain Park, East Kilbride, South  
Lanarkshire, G74 4FD

## Approximate Total Area

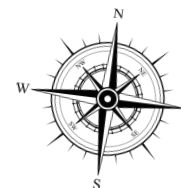
737 sq. ft. 69 m<sup>2</sup>

The floorplan is for illustrative purposes. All measurements are highly reliable but not guaranteed.

EPC Rating - B

Council Tax Band - E

Home Report Value - £145,000







# Price & Viewings

Please refer to our website **[www.watermans.co.uk](http://www.watermans.co.uk)** or call us on **0141-4838325**

## Visit us at

**Glasgow** - 193 Bath Street, Glasgow, G2 4HU

**Edinburgh** - 5-10 Dock Place, Leith, EH6 6LU



# Watermans

---

This document is for informational purposes only and does not form part of any offer or contract. While the details provided are believed to be accurate, no guarantees are made regarding their correctness. Some of the images included are virtually staged and do not represent the actual furnishings. Prospective buyers should verify the accuracy of the information through inspection or other means. Interested parties are strongly encouraged to notify their solicitor as soon as possible to ensure they are informed should an early closing date for offers be established.