



OFFERS OVER

£285,000

Highbury Grove
East Kilbride, G75 7BJ

PROPERTY SUMMARY

Positioned towards the end of a family friendly cul de sac and positioned on a substantial, South facing plot, is this stylishly presented modern detached villa. Meticulously maintained by the current owners, this attractive property offers the opportunity to acquire a truly immaculate home.

The evidently well cared for accommodation is both bright and spacious. The generous layout of apartments comprises; welcoming reception hallway, two-piece cloaks/wc, front facing formal lounge, two large storage cupboards, modern fitted kitchen with integrated appliances, open to dining/living area. This useful area lends itself perfectly to family living and entertaining, with glazed door leading out onto a patio area ideal for al fresco dining. There is also a separate utility room located off the kitchen.

On the upper level you will find three well-appointed bedrooms; master with its en-suite shower room. The first floor accommodation is completed by a modern three-piece family bathroom.

3



2



2



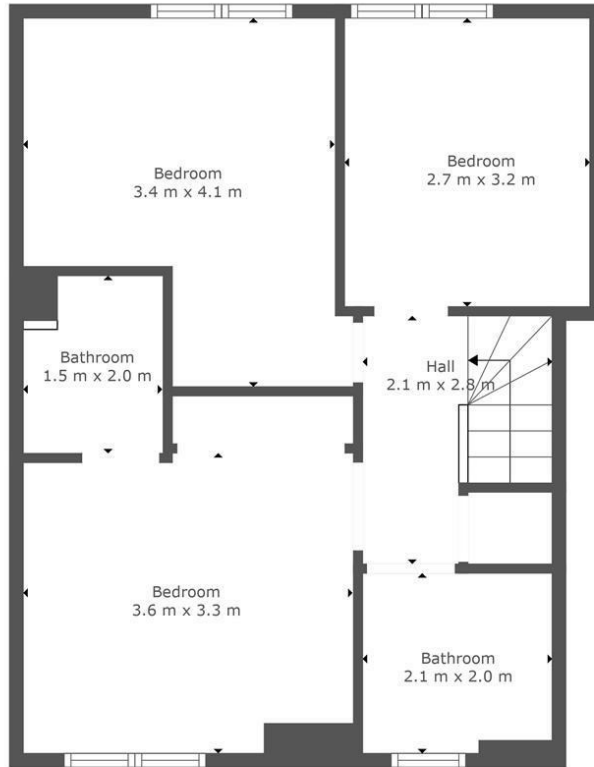








Floor 1



Floor 2

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B		88	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



TOTAL: 98 m2
FLOOR 1: 49 m2, FLOOR 2: 49 m2

This Floorplan Is Intended To Give An Indication Of The Layout Only.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
9 Townhead Street
Strathaven
ML10 6AB

OFFICE DETAILS
01357 510088
judithmcgill@cruive-estateagents.co.uk