

FREEHOLD



Flat (EPC Rating: )

# 44 AIKMAN PLACE, EAST KILBRIDE, G74 3JN

Offers over

## £89,995

### FEATURES

- 2 spacious bedrooms
- New bathroom
- Neutrally decorated flat
- Ideal for investors
- Stylish Kitchen
- Lounge with balcony
- Perfect for first-time buyers
- Second floor flat



**SWEET  
HOME**



# 2 Bedroom Flat located in East Kilbride

Call us on

07717504350

[sales@sweet-home.co.uk](mailto:sales@sweet-home.co.uk)

<https://sweet-home.co.uk/>

\*\*\*CLOSING DATE SET - Weds 12th Nov @ 1pm\*\*\*

Nestled in the heart of East Kilbride, Aikman Place offers a delightful opportunity to acquire a charming second-floor flat, ideal for first-time buyers or savvy investors. This well-appointed property features two spacious bedrooms and a kitchen and a new bathroom, ensuring comfort and convenience.

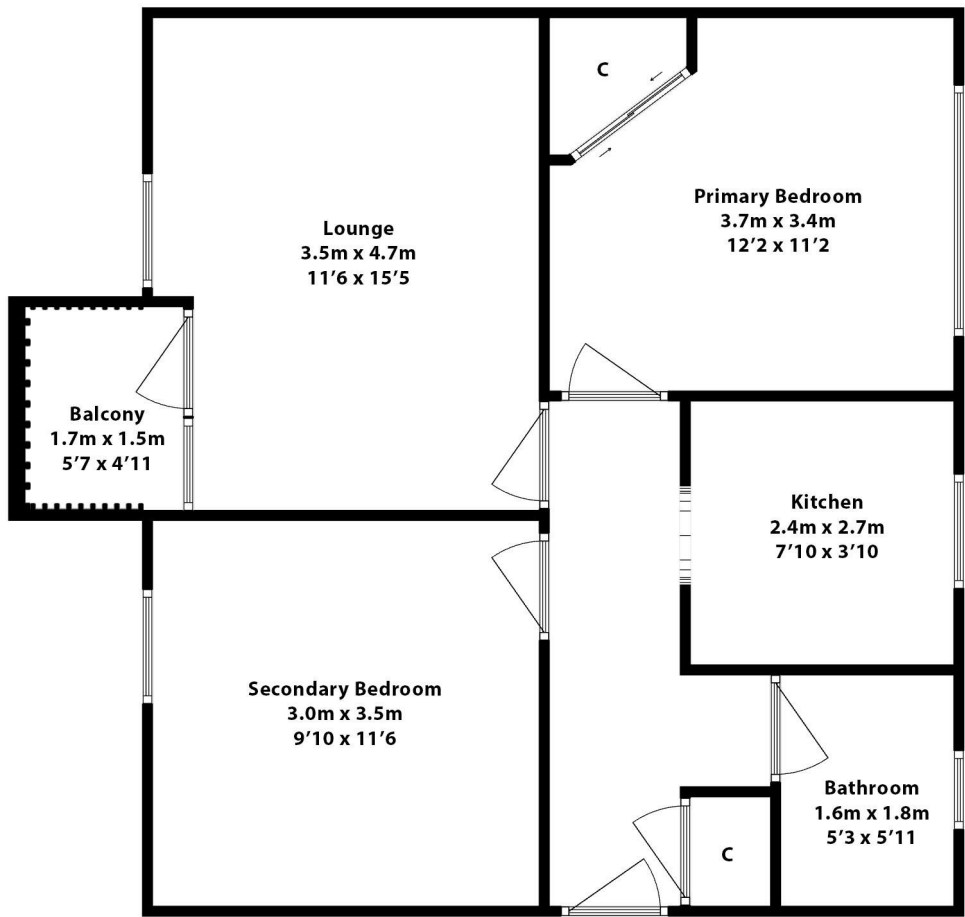
As you enter the flat, the neutrally decorated interiors create a warm and inviting atmosphere, allowing you to easily personalise the space to your taste. The lounge is a particular highlight, boasting a lovely balcony, with new ironmongery, that invites natural light and provides a perfect spot for relaxation or enjoying a morning coffee.

The kitchen is equipped with essentials, making it a joy to prepare meals and entertain guests. The flat is presented in stunning condition with high end LVT flooring, a new bathroom and internal doors, meaning you can move in without the need for any renovations or updates.

With its prime location and appealing features, this flat in Aikman Place is not to be missed. Whether you are looking to get on to the property ladder or invest in a promising property, this flat offers an excellent opportunity to enjoy all that East Kilbride has to offer.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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 are advised to recheck the measurements.

