



Development Plot, 40 Inglewood Crescent, East Kilbride

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### Situation

East Kilbride offers an excellent range of local shops, Shopping Centre with cinema complex and the Kingsgate Retail Park only a short drive away.

Hairmyres is located to the west side of East Kilbride, close to Jackton and Eaglesham. Inglewood Crescent is in close proximity to University Hospital Hairmyres, the St James Retail Park with a range of shops, supermarket and restaurants. Hairmyres Train Station is around a 10 minute walk away. Both primary and secondary schooling are also available nearby.

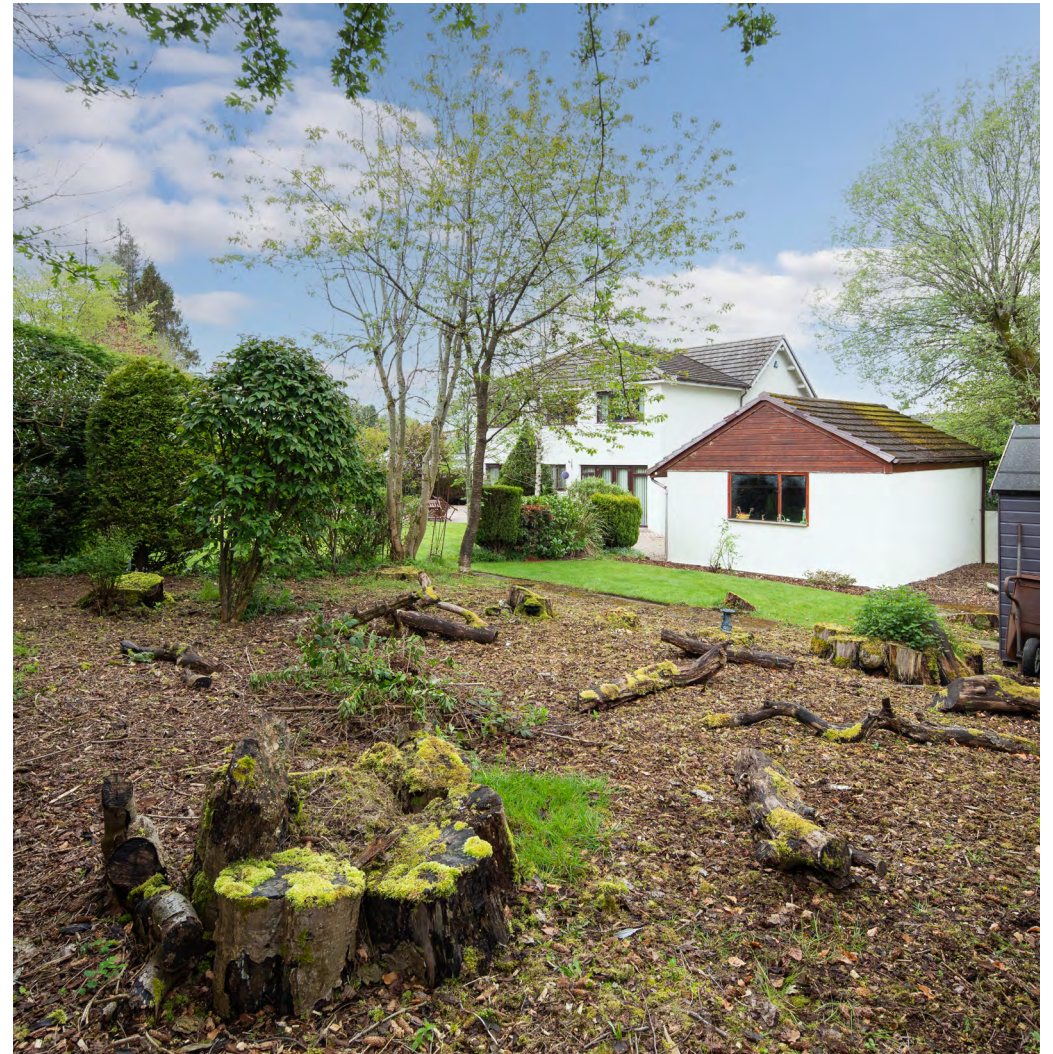
There are also excellent sports and recreational facilities in the immediate area including a selection of golf courses, Calderglen Park, Dollan Aquacentre and the James Hamilton Heritage Park.

East Kilbride enjoys direct access to the main Scottish motorway network that leads to all major arterial routes throughout Scotland and the South. The Glasgow Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick Airports.









## Description

A rare opportunity to acquire a building plot with planning in principle permission for a detached dwelling, located close to local amenities and transport links.

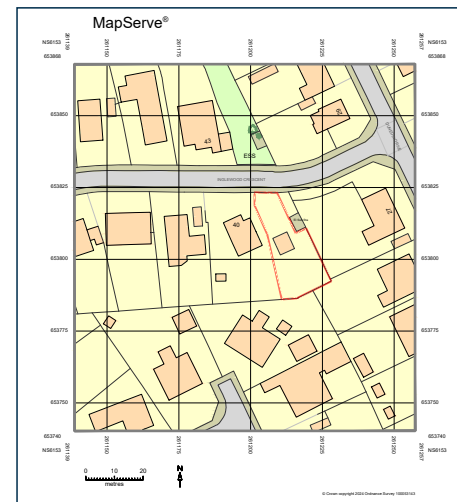
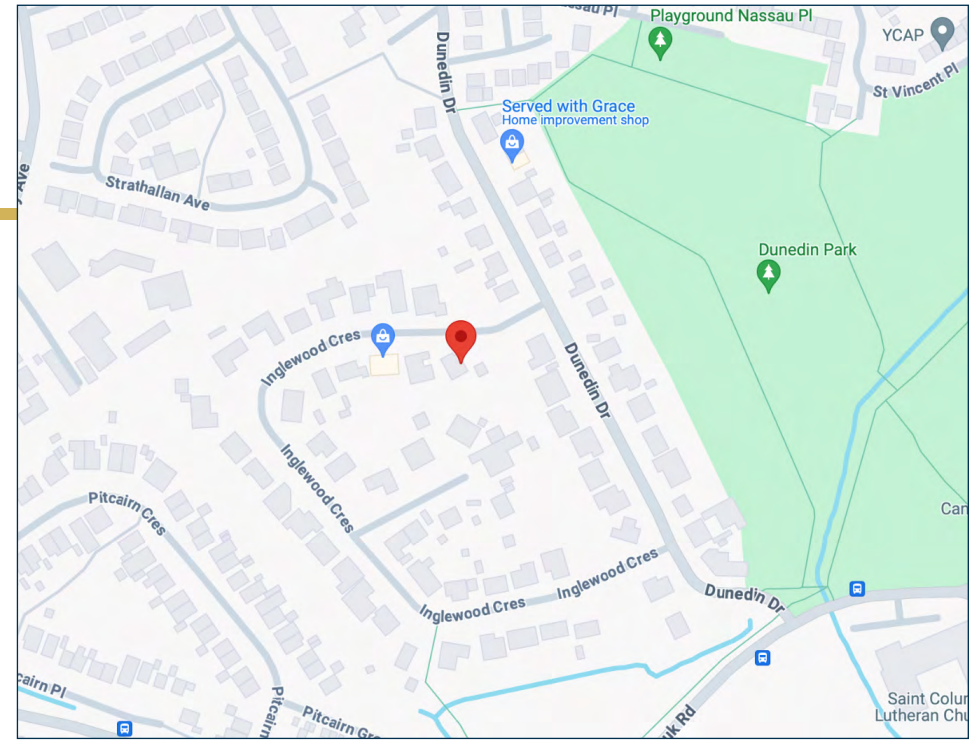
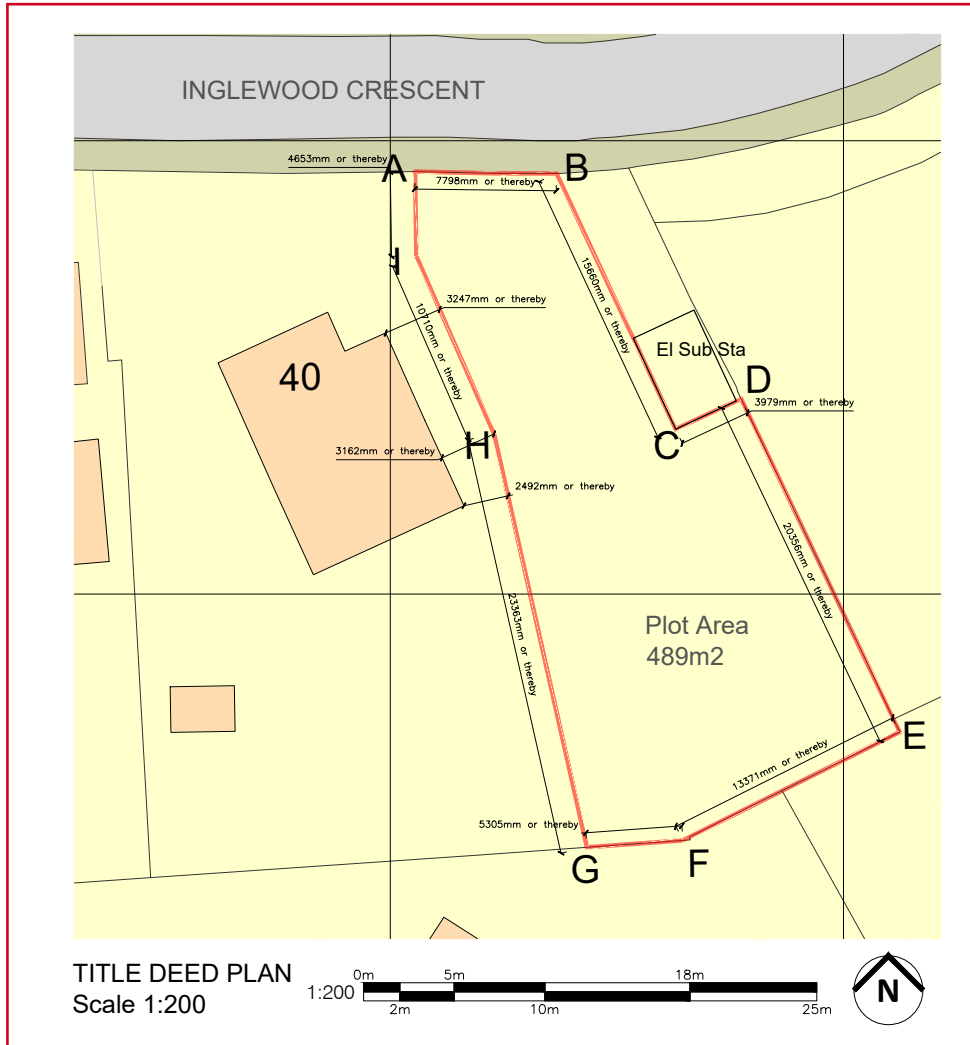
The plot is approximately 489m<sup>2</sup> (0.121 acres) and has planning permission in principle (P/21/2067) has been granted for the sub-division of the existing garden grounds and the erection of a detached residential dwellinghouse, formation of access and parking.

Any planning enquiries should be made direct to South Lanarkshire Council.



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#### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road  
Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

#### Local Authority

South Lanarkshire Council  
Almada Street,  
Hamilton,  
South Lanarkshire, ML3 0AA  
Tel: 0303 123 1015

Property Reference 3133

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

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