



30 Sherman Drive, East Kilbride G74 5QH

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Situation

East Kilbride is located close to the villages of Thorntonhall and the charming conservation village of Eaglesham.

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

Rail travel, with regular service to Glasgow, is available from both Hairmyres in East Kilbride and Thorntonhall, each just a few minutes' drive from this development.









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Property Description

An immaculately presented, three bedroom detached villa set within a sought after and popular location, carefully maintained by the current owners.

Internally the complete accommodation affords flexible and generously proportioned living formed over two levels.

Ground Floor: Welcoming reception hall with staircase to the upper levels and under stairs storage cupboard. Guest WC. Spacious sitting room with open plan dining area with access to rear garden. Well appointed kitchen fitted with a range of wall mounted and floor standing units, complementary worktop surfaces.

First Floor: Bright upper landing with storage cupboard. Principal bedroom with fitted wardrobes and walk in wardrobe and ensuite shower. Bedroom two is a double bedroom to front. Bedroom three again double bedroom. Family bathroom. Staircase to attic level.

Attic: Two storage rooms and eaves storage. Also, additional storage to attic rooms.

The property is further complemented by gas central heating and double glazing. Well tended landscaped level gardens enclosed rear garden A monobloc driveway provides off street parking to the side of the property. With integrated Garage

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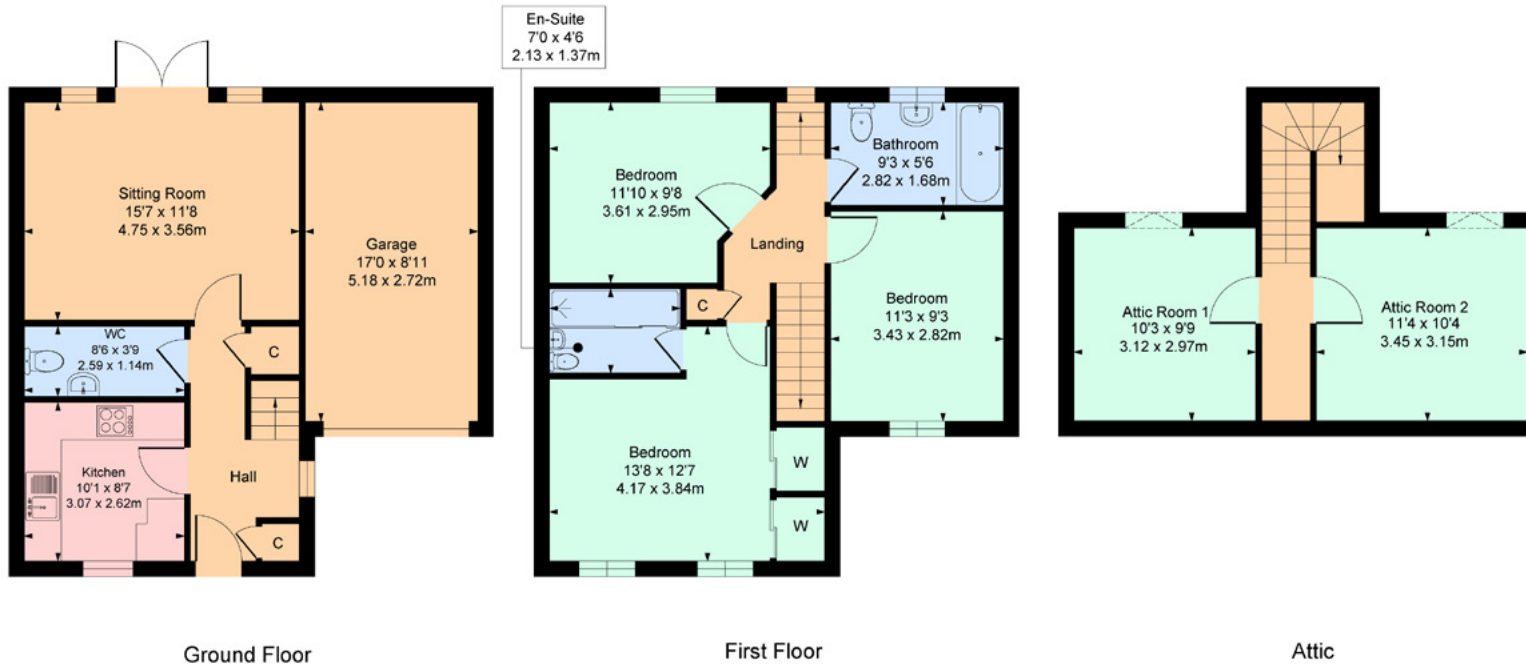
Approximate Gross Internal Area

Main House = 889 sq ft - 82.59 sq m

Attic = 288 sq ft - 26.75 sq m

Garage = 158 sq ft - 14.68 sq m

Total = 1335 sq ft - 124.02 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. 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.



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Viewing

By appointment through

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Clarkston

Outgoings

South Lanarkshire Council

Band E

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band B

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

South Lanarkshire Council,

Almada Street,

Hamilton,

South Lanarkshire,

ML3 0AA

Tel: 0303 123 1015

Property Reference

3452