







## East Kilbride

126 Geddes Hill, East Kilbride, G74 3LG

Independent Estates





## Travel Directions

Traveling along Expressway from Hamilton take first exit at Whirlies roundabout onto Calderwood Road. Take first left onto Geddes Hill and then first left again. Follow street up hill and property is situated on your right identified by our for sale board.

Lounge	3.61m x 5.63m	Kitchen	5.69m x 3.69m
Half Landing	2.89m x 2.97m	Bedroom One	4.07m x 2.69m
Bedroom Two	3.97m x 3.40m	Bedroom Three	2.70m x 2.45m
Bathroom	2.00m x 1.73m		

Viewing: [Strictly by appointment via Independent Estates](#)

## Offices:

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

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Geddes Hill is situated within the popular Calderwood area of East Kilbride, providing easy access to all local amenities including shopping, health and leisure facilities. Excellent commuter links are also provided via road and public transport including bus and rail.

Independent Estates are delighted to welcome this fabulous end terraced villa offering flexible family accommodation. Entrance to property via front facing fully glazed upvc door. Gives access to dining kitchen area with tiled flooring, range of base and wall mounted units, ample work surfaces, breakfasting bar, electric oven, hob, extractor, integral fridge freezer, dishwasher and washing machine. The kitchen dining gives access to lounge, carpeted staircase and rear facing glazed upvc door to rear garden. Generous front and rear facing lounge with laminated flooring.

Carpeted upper landing with rear facing window gives access to three bedrooms, bathroom and loft hatch. Bedroom one is front facing with fitted wardrobes and carpet. Bedroom two is again front facing with fitted wardrobes and carpet. Bedroom three is rear facing with fitted storage and carpet. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin, Jacuzzi bath, shower (over bath), fully tiled walls, tiled flooring and heated towel rail.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with matured shrubbery and paved pathway. Side garden is mainly paved to provide double driveway leading to double garage with automatic roller door, work pit, electricity, lighting and sink. The garage offer abundance of fitted storage. Private rear garden offers a real haven of seclusion with lawn, raised mono blocked patio and variety of matured shrubs, tree and plant specimens. The rear garden also provided two additional timber storage sheds.

EXTRAS - All floor coverings, light fittings and window blinds.



Offers Over £138,000