



MID TERRACE VILLA

10 GLEN BERVIE
EAST KILBRIDE
G74 3ST



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Generously proportioned MID TERRACE VILLA within the sought after high amenity district of St Leonards conveniently situated for schools, local shopping and access to the Town Centre and motorway network.

The property offers excellent family accommodation with a specification to include gas central heating and double glazing, however would benefit from some internal modernisation.

Decorative double glazed and PVC front door with full length window to side onto 23' reception hall, there is good storage below the stairs in addition to a deep walk-in storage/utility cupboard adjacent to the rear hall with double glazed door onto the garden, impressive near 17' lounge, 12'6 larger breakfasting kitchen with views over the rear garden.

First floor: three bedrooms and shower room comprising three piece suite with a combination of ceramic tiling and wet wall panelling.

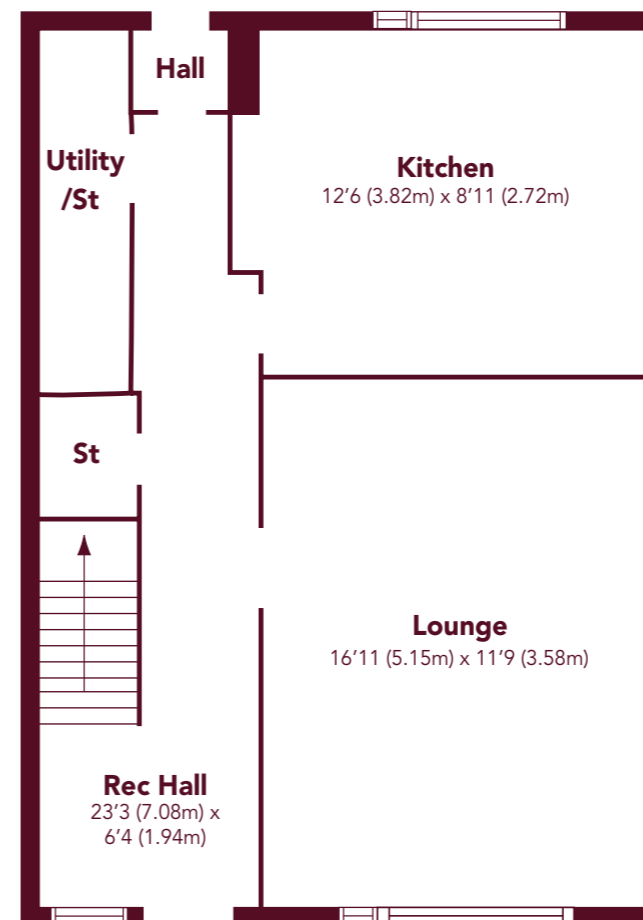
Easily maintained gardens to both front and rear.

Measurements

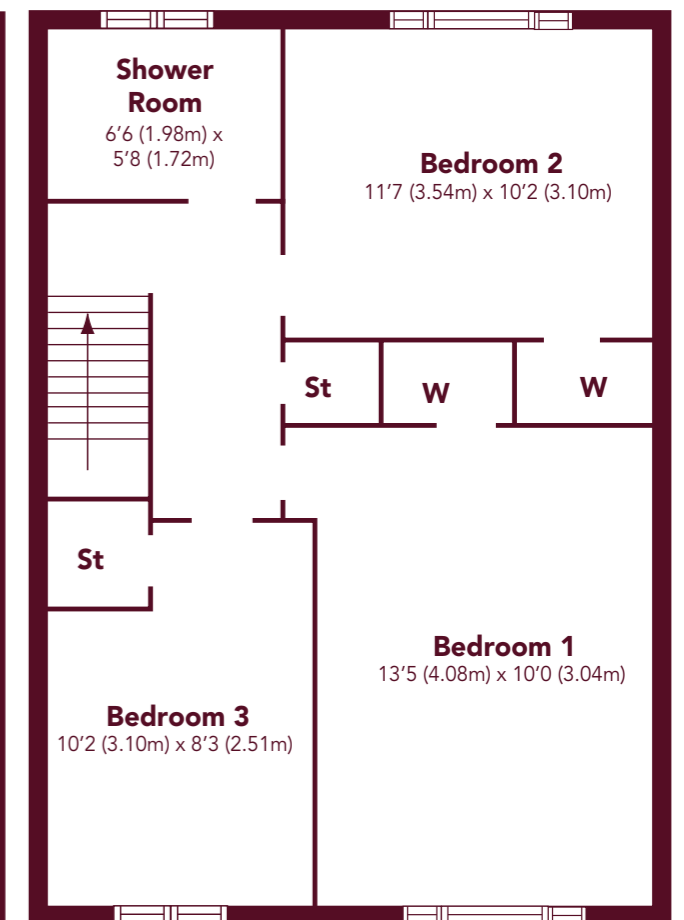
RECEPTION HALL	23'3 (7.08m) x 6'4 (1.94m)	BEDROOM ONE	13'5 (4.08m) x 10'0 (3.04m)
LOUNGE	16'11 (5.15m) x 11'9 (3.58m)	BEDROOM TWO	11'7 (3.54m) x 10'2 (3.10m)
KITCHEN	12'6 (3.82m) x 8'11 (2.72m)	BEDROOM THREE	10'2 (3.10m) x 8'3 (2.51m)
FIRST FLOOR		SHOWER ROOM	6'6 (1.98m) x 5'8 (1.72m)



GROUND FLOOR

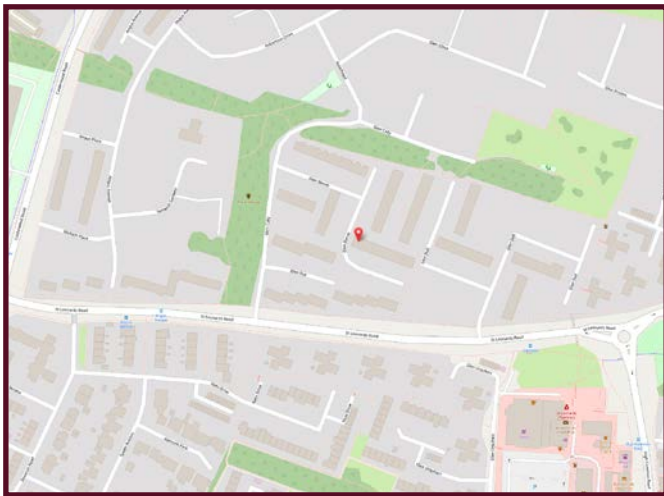


FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd



Travel Directions

Traveling east along St Leonards Road from the junction with Calderwood Road, turn first left onto Glen Cally, Glen Bervie is second on right.

Viewing

Strictly by appointment.
Please call our Property Department on 0141 204 2833

EPC

D

Council Tax

Band C.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



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