

7 Sherbrooke Place

EAST KILBRIDE, SOUTH LANARKSHIRE, G75 8SG



Modern two-bedroom mid terrace in great condition with converted loft, set within a popular East Kilbride location close to local schooling, no onward chain



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McEwan Fraser Legal is delighted to present 7 Sherbrooke Place, a beautifully presented two-bedroom mid terraced home offered to the market in great condition. This impressive property features a modern kitchen and bathroom, generous bedrooms and a converted loft with its own WC, offering excellent additional living space. Further benefits include electric heating, a well-maintained rear garden and residents' parking to the front. This home will appeal to first-time buyers, professionals and families alike.

THE LOUNGE



Entering the property, you are welcomed into a bright vestibule which leads into the main hallway, providing access to the lounge, kitchen and useful under-stair storage. The layout flows well, with the open-plan kitchen straight ahead and the spacious lounge positioned to the right.

The lounge is a warm and inviting space, with a large front-facing window allowing natural light to fill the room. A feature fireplace creates a focal point, while neutral décor enhances the overall sense of comfort. Double doors at the rear lead directly out to the garden, and the dining area is positioned here, making it ideal for both everyday living and entertaining.

THE DINING AREA



THE KITCHEN



The kitchen can be accessed from both the hallway and dining area and is laid out in a practical galley style. It is fitted with modern units, integrated appliances, a new electric cooker and hood, along with generous worktop space. A rear door provides direct access to the garden and allows additional light into the space.





On the first floor, there are two well-proportioned double bedrooms and the family bathroom. Both bedrooms are bright and tastefully finished, each benefiting from fitted wardrobes for excellent storage. The shower room is modern in style and includes a shower, basin, toilet and heated towel rail.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



A staircase from the principal bedroom leads to the converted attic, a fantastic and versatile space. With excellent head height, a large Velux window and its own toilet and sink, this room can be used as a home office, guest space or additional living area. Fire doors have also been installed in bedroom 1 and in the attic room.

THE ATTIC SPACE



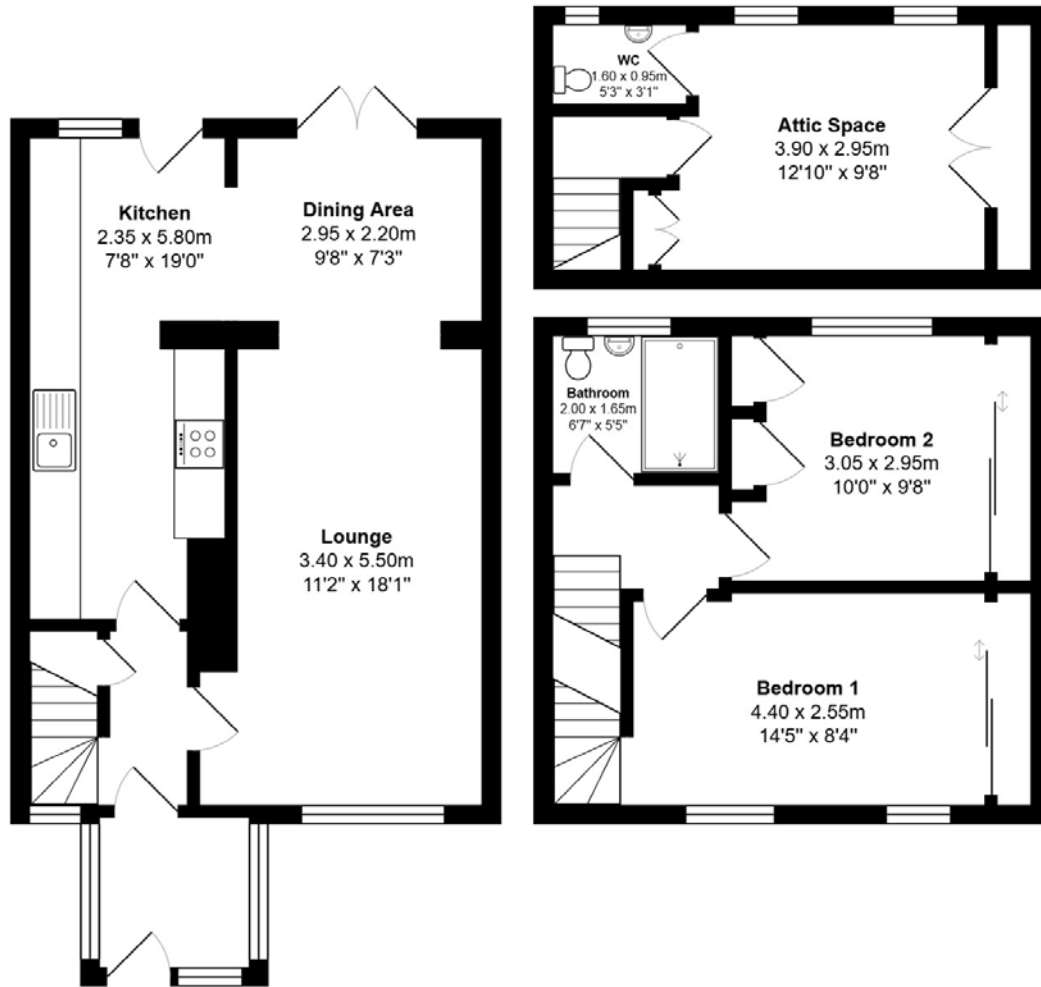
Externally, the property continues to impress. The front garden is low-maintenance, and there is ample parking available, including a large parking area nearby. The rear garden is well designed with a mix of patio areas, plants and greenery, offering a great outdoor space that is easy to maintain while still feeling private and inviting.

Further benefits include double glazing throughout, and early viewing is highly recommended.

EXTERNALS

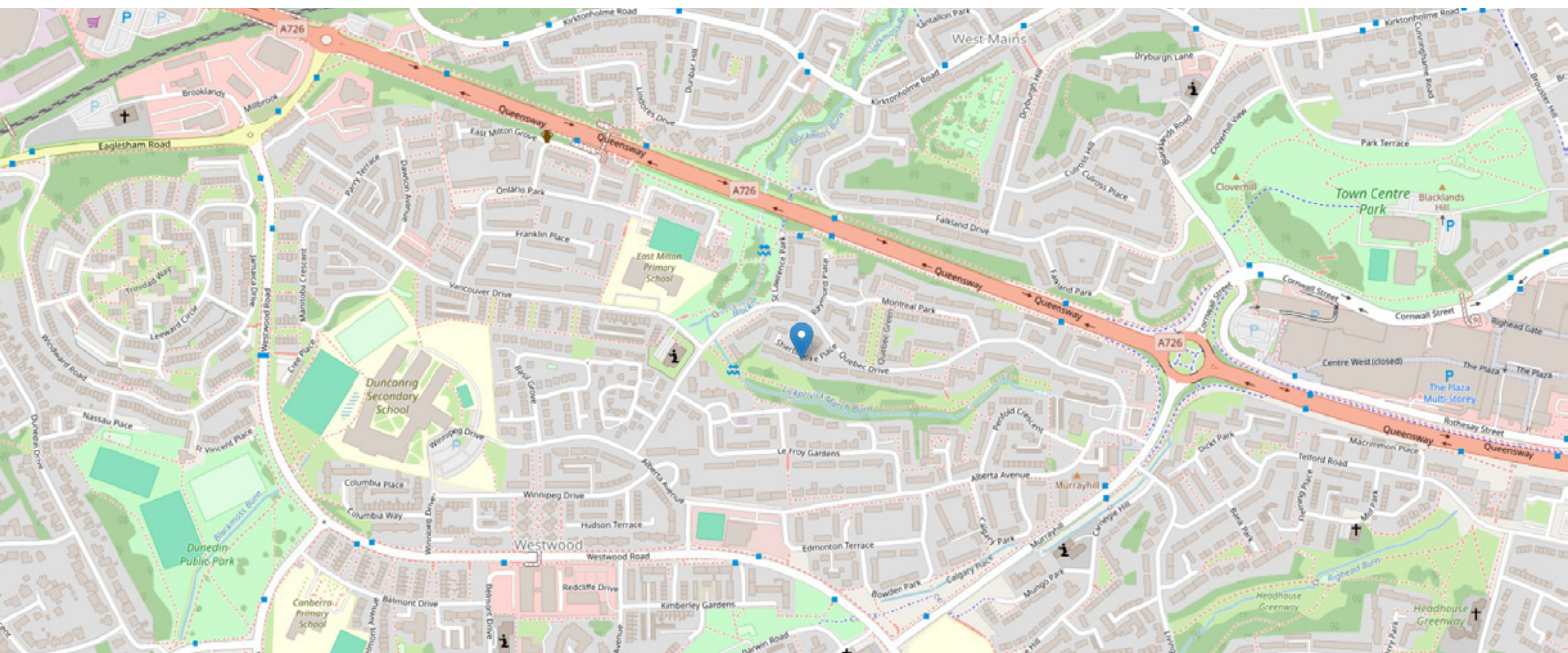


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 90m² (including attic) | EPC Rating: E



THE LOCATION

East Kilbride is one of Scotland's most popular towns, offering a wide range of amenities, excellent schooling and superb transport links. The property is ideally located close to both primary and secondary schools, making it particularly attractive for families.





The area benefits from regular bus and rail services, along with easy access to the motorway network, allowing straightforward commuting to Glasgow and across the central belt. East Kilbride town centre offers extensive shopping facilities, retail parks, cafés, restaurants and leisure options.

For outdoor enthusiasts, there are several nearby parks including Calderglen Country Park, Chatelherault Country Park and Strathclyde Country Park, all offering scenic walks, cycling routes and family-friendly activities. The town also features a range of sports facilities, golf courses and attractions such as the Dollan Aqua Centre and ice rink, providing something for everyone.



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