



**2 Sandhaven Gardens, Benthall Farm, East Kilbride, G75 9PJ**

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## Situation

Benthall Farm benefits from a quiet countryside location, it's a popular choice for Glasgow commuters with its easy access to the motorway network and the train from Hairmyres Station takes you into Glasgow Central in under 30 minutes.

East Kilbride Town Centre and Retail Parks are easily accessible, offering high street shopping, entertainment, and sporting facilities.

The choice of schools in the area makes it perfect for families, and with many local spots to enjoy the outdoors and a range of shops and restaurants nearby, there's plenty to do for the whole family.









## Nicol Estate Agents Property Description

A well presented and upgraded four bedroom detached villa constructed by Taylor Wimpey in 2022 set within attractive landscaped gardens, situated in the popular Benthall Farm development.

This Geddes style home has been thoughtfully upgraded and well maintained by the current owners, offering all the advantages of a modern new-build property.

The flexible and contemporary living space is arranged over two levels, ideally suited for family life, and spans approximately 1,341 Sqft (125 Sqm).

The complete accommodation comprises:

**Ground Floor:** Welcoming reception hall with guest WC, storage and staircase to upper floor. Well presented sitting room overlooking the front of the property. Bright and spacious combined dining room and kitchen, with French doors opening to the enclosed rear garden. Well appointed upgraded kitchen fitted with a range of wall mounted and floor standing units, complementary worktop surfaces, and integrated appliances.

**First Floor:** Upper landing affords access to four bedroom and provides storage. Principal bedroom with fitted wardrobes and an attractive ensuite shower room. Bedroom two has fitted wardrobes. Bedroom three is positioned to rear. Bedrooms two and three share a Jack and Jill style ensuite shower room. Bedroom four overlooks the rear of the property. The house bathroom completes the accommodation.

The property is further complemented by gas central heating, double glazing and solar panels on the roof for improved energy efficiency, help supplement those energy bills.

A particular feature of this home is the landscaped generous garden grounds.. Well tended landscaped sunny gardens, providing privacy and shelter, ideal for entertaining. The rear garden is enclosed with a lawn, bordered by beach pebbles and has a garden room, creating a professional environment for working from home or gym studio, and adding valuable extra space, with French doors opening to the garden.

A monobloc driveway and integral garage provides off street parking for several cars.

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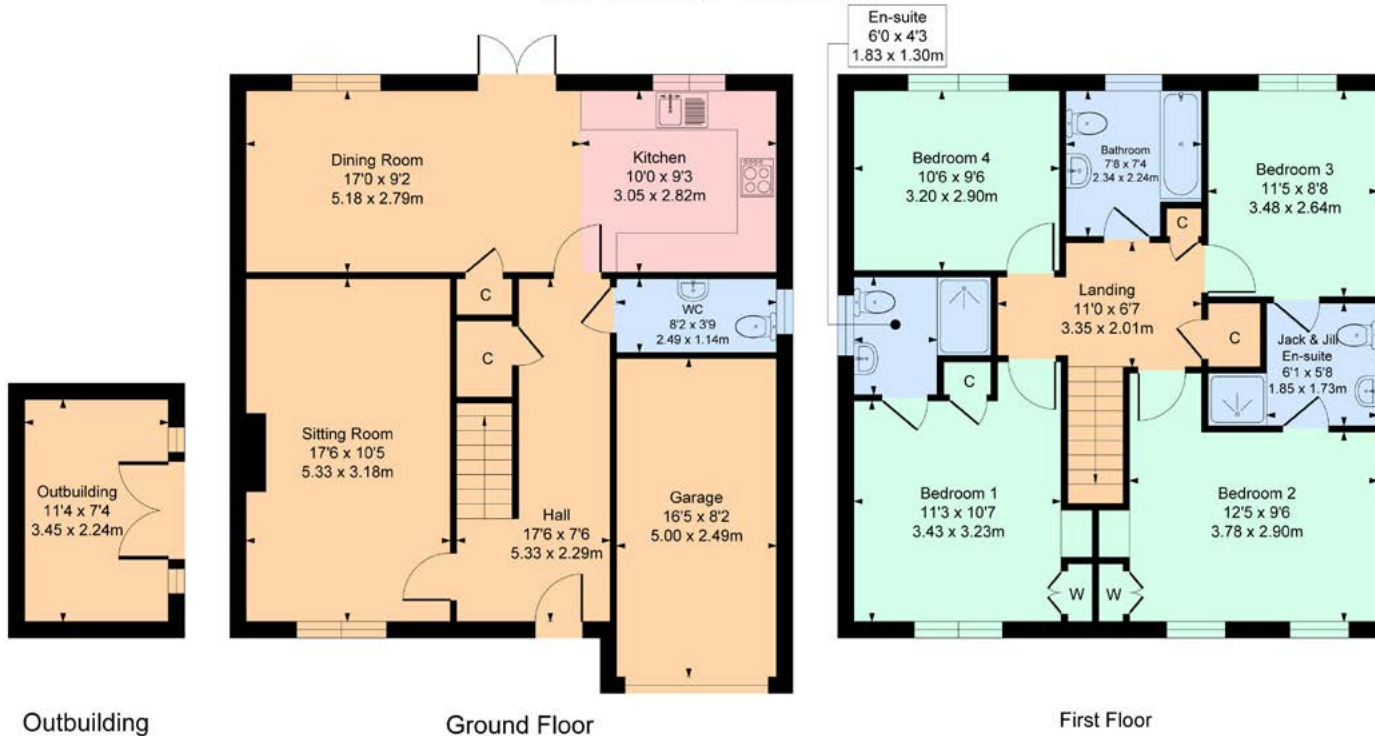






## 2 Sandhaven Gardens, East Kilbride

Approximate Gross Internal Area  
Main House 1341 sq ft - 124.58 sq m  
Garage 134 sq ft - 12.44 sq m  
Outbuilding 83 sq ft - 7.71 sq m  
Total 1558 sq ft - 144.73 sq m



Outbuilding

Ground Floor

First Floor

**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  
Nicol Estate Agents  
Newton Mearns

### Outgoings

South Lanarkshire Council.  
Band F

### 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

3465