



**1 Burnet Rose Place, East Kilbride G74 4TF**

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## Situation

Burnet Rose Place, is located within a short cul-de-sac and in close proximity to East Kilbride Town Centre.

East Kilbride offers an excellent range of local shops, Shopping Centre with cinema complex and the Kingsgate Retail Park only a short distance away. There are also excellent sports and recreational facilities in the immediate area including a selection of golf courses, as well as Calderglen Park, Dollan Aquacentre and the James Hamilton Heritage Park. Both primary and secondary schooling are also available nearby.

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

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







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## Property Description

A spacious and beautifully presented four/five bedroom detached villa, set within a sought-after cul-de-sac location, positioned within private garden grounds.

The property has been well maintained by the present owners and offers well appointed and flexible accommodation, well designed for family living.

**Ground floor:** Welcoming reception hallway with cloaks area and guest WC. Spacious sitting room Family room/bedroom five. Generous conservatory with views over the private rear gardens. Well appointed dining sized kitchen with a full complement of floor and wall mounted cabinets, island unit, integrated appliances and complementary worktop surfaces.

**First Floor:** Upper landing providing access to all four double bedrooms. Bedroom one with fitted wardrobes and en-suite. Three further bedrooms and a house bathroom, completes the accommodation.

The garden grounds are enclosed providing privacy and shelter. The gardens feature a patio, ideal for entertaining. The property is further complemented by gas central heating and double glazing. A driveway provides ample of street parking.



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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 tbc

### Services

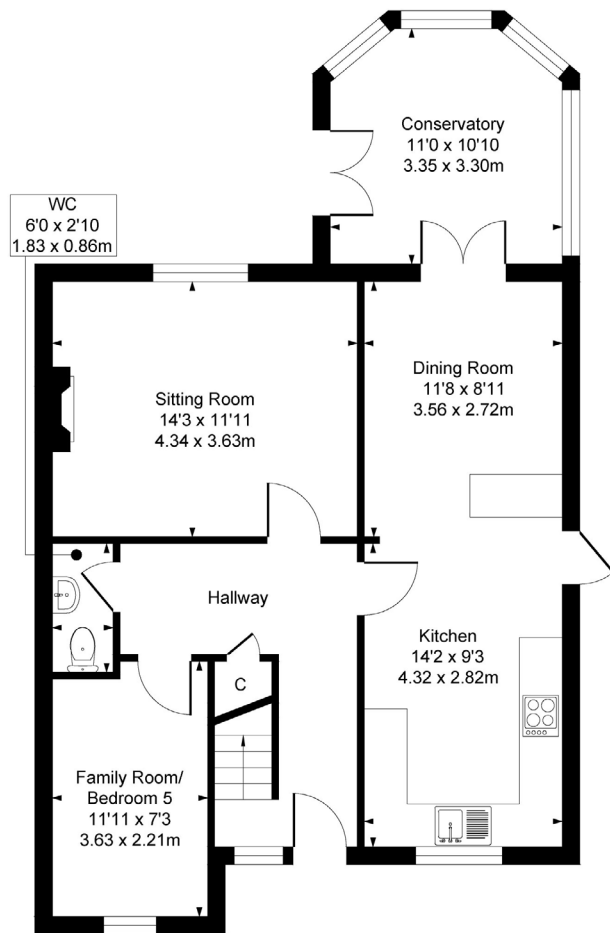
The property will be supplied by mains water, gas and electricity. Gas central heating.

### Local Authority

South Lanarkshire Council  
Almada Street,  
Hamilton,  
South Lanarkshire,  
ML3 0AA  
Tel: 0303 123 1015

### Property Reference

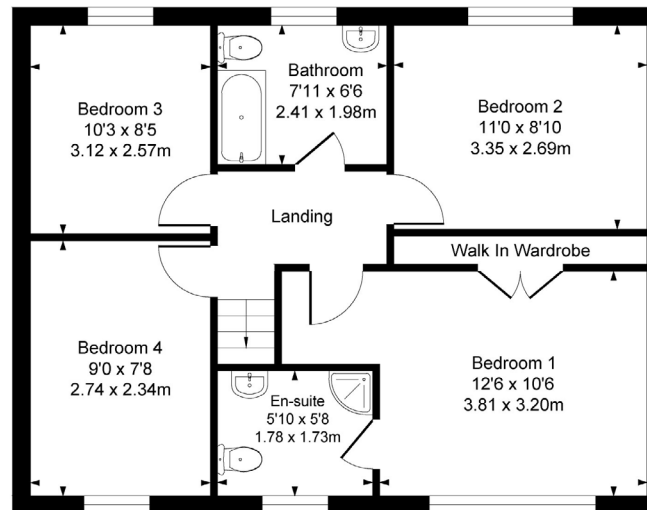
CLA691



Ground Floor

## 1 Burnet Rose Place, East Kilbride

Approximate Gross Internal Area  
1408 sq ft - 130.80 sq m



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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