



REMAX
Property

10 Urquhart Drive, East Kilbride

Offers Over £160,000



REMAX Property are delighted to bring to the market this well-presented three-bedroom mid-terraced villa, situated within the ever-popular East Mains area of East Kilbride. Ideally placed within easy walking distance of local schools, East Kilbride town centre, and East Kilbride railway station, this home represents an excellent opportunity for first-time buyers, growing families and investors alike.

The accommodation is entered via a fully enclosed front porch fitted with double glazing, providing a useful and welcoming seating area. The bright lounge runs the full length of the property, benefiting from windows to both the front and rear which allow natural light to flood the room throughout the day.

The dining kitchen is well-appointed with generous storage, and is fitted with a gas hob and electric oven, providing ample space for family dining and everyday living.

To the upper level, the property offers three bedrooms and a family shower room fitted with an easy-access shower.

Externally, the property benefits from an enclosed and private rear garden, thoughtfully laid out with a paved patio area ideal for outdoor seating and entertaining, together with a garden shed providing further storage.

Council Tax band: C. EPC rating C

East Mains is one of East Kilbride's most established and sought-after residential neighbourhoods, offering a genuine sense of community together with excellent everyday convenience. Local shopping needs are well catered for close by, including a range of independent shops, pharmacies and GP practices. Families are well served by nearby schooling. The Village offers a wide range of shops, cafés, restaurants and leisure facilities — within easy reach. Commuters are well catered for, with East Kilbride railway station approximately 0.7 miles away providing regular services towards Glasgow Central, and good road links via the A725 and East Kilbride Expressway connecting to the M74 and M77 motorways for onward travel.

Enclosed entrance porch

10' 11" x 5' 0" (3.32m x 1.52m)

A bright space with double glazed windows, glazed UPVC external door together with a glazed door leading to the hallway. Flooring is grey wood effect laminate.

Hallway

12' 10" x 6' 3" (3.92m x 1.90m)

A welcoming entrance hall, benefiting from natural daylight through the glazed doors leading to the kitchen, living room and entrance porch. Wood effect laminate flooring leads to carpeted stairs.

Living room

18' 5" x 1' 9" (5.61m x 0.54m)

This spacious lounge runs the full length from the front to rear of the house. The room benefits from large windows to the front and rear of the property, allowing plenty of natural daylight to enter. The fully carpeted floor complements the coal effect gas fire.

Kitchen / Diner

18' 4" x 12' 1" (5.58m x 3.68m)

The kitchen / diner runs from the front to rear of the house, with windows to both front and rear aspects, letting in plenty of natural daylight. The kitchen varies in width from 1.65 metres to 3.68 metres. Storage and workspace are key feature of this kitchen with extensive work surface area, 9 wall mounted units and 8 floor mounted units, plus space for a washing machine and under counter fridge, plus additional storage in the under stair cupboard. The kitchen benefits from a gas hob, electric oven and mixer sink with drainer.





Bedroom 1

11' 9" x 10' 0" (3.58m x 3.04m)

A bright and spacious bedroom with neutral decor. Neutral carpet flooring. The window to the front of the house allows plenty natural daylight into the room. Ample storage is provided in a built in triple mirror door wardrobe.

Bedroom 2

11' 7" x 8' 9" (3.53m x 2.67m)

A carpeted bedroom with ample built in storage. The window overlooking the front of the house provides ample natural daylight.

Bedroom 3

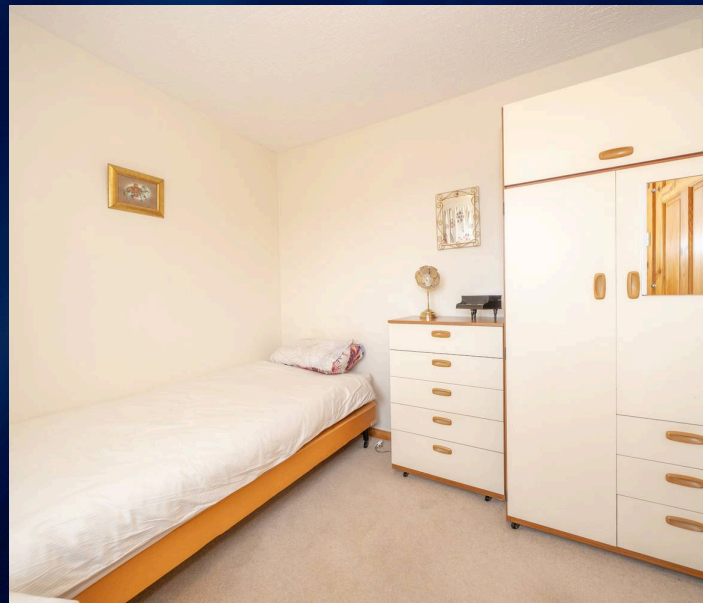
8' 0" x 8' 8" (2.45m x 2.63m)

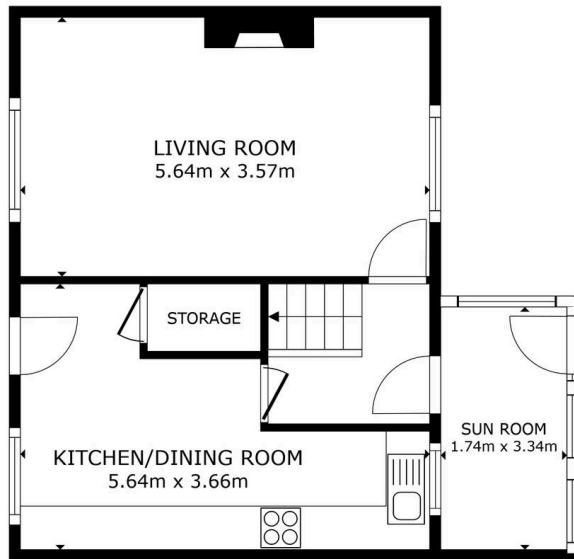
Carpeted bedroom with built in storage and ample daylight through the window overlooking the rear garden.

Shower room

6' 4" x 5' 3" (1.93m x 1.60m)

The shower room has a large easy access shower (1.2m x 0.72m), high grip vinyl flooring and contemporary close coupled toilet and mixer basin. The shower operates with mains hot water from the modern combi boiler, affording instant hot water. The room is tiled throughout with wet-wall paneling in the shower area.

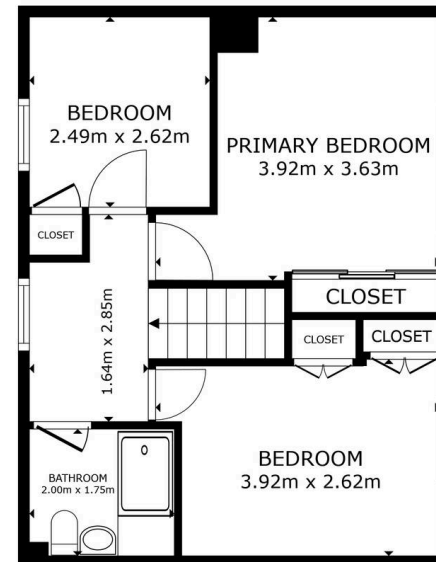




FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 47.7 m² FLOOR 2 42.0 m²
TOTAL: 89.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 47.7 m² FLOOR 2 42.0 m²
TOTAL: 89.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.