



**Calderglen Road, East Kilbride GLASGOW G74 2LQ**

**welcome to**

**Calderglen Road, East Kilbride**

**GLASGOW**

- Ground Floor Lower Flat
- Bright Spacious Lounge With Patio Doors
- Modern Fitted Kitchen
- Double Bedroom
- Modern Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£125,000**

This rarely available ground floor cottage flat is a credit to the current owners and is situated within the highly desirable pocket close to Calderglen.

Internally the accommodation comprises of entrance hallway, bright spacious lounge with patio doors to the rear garden, modern stunning kitchen which has a range of base and wall mounted storage units, bright double bedroom and a modern shower room with three piece suite completes the accommodation.

The property further benefits from gas central heating, driveway with carport and rear gardens. The property is in true walk-in condition and will not fail to impress on inspection.

East Kilbride offers a range of primary and secondary schooling, and South Lanarkshire College is located in the town. It also boasts a wide and varied range of shopping centres, retail parks, bars, restaurants and night life. Some of the local amenities include several Sports Centres, Golf Courses and numerous other recreational facilities. The town is one of Scotland's largest and newest towns enjoying a central locale with ample bus and rail services and motorway links providing access in and around the central belt.

**Entrance Hallway**

**Lounge**

16' 7" x 12' 4" ( 5.05m x 3.76m )

**Kitchen**

7' 6" x 6' 6" ( 2.29m x 1.98m )

**Bedroom**

13' 1" x 8' 7" ( 3.99m x 2.62m )

**Shower Room**

6' 6" x 6' 5" ( 1.98m x 1.96m )

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**Property Ref:**

BSD109238 - 0002

  
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**0141 613 3992**



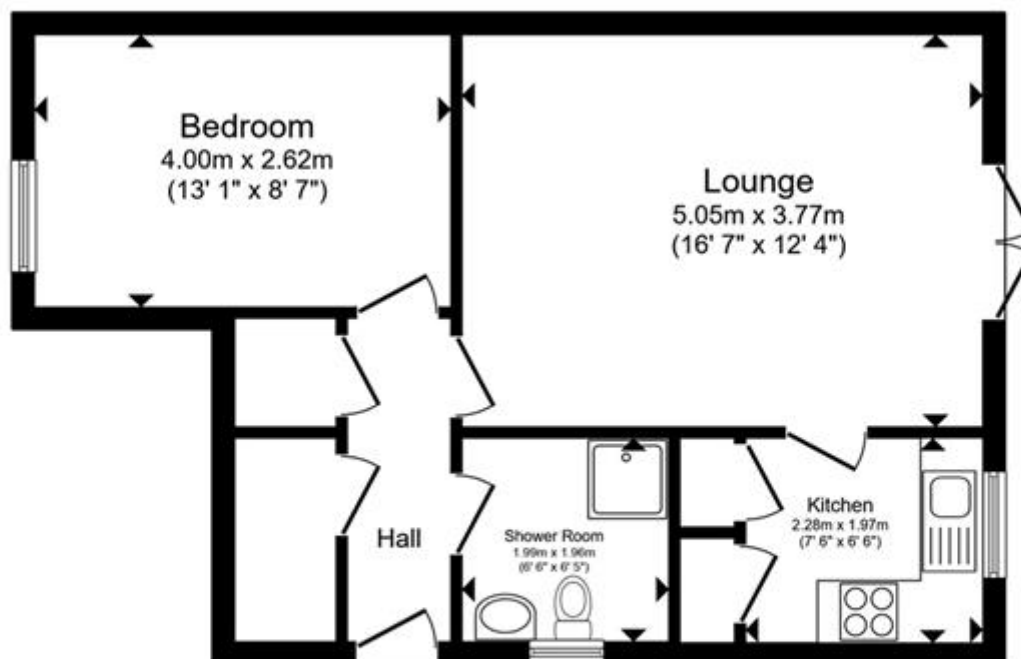
[Burnside@allenandharris.co.uk](mailto:Burnside@allenandharris.co.uk)



240 Stonelaw Road, Rutherglen, GLASGOW,  
Lanarkshire, G73 3SA



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Total floor area 46.9 m<sup>2</sup> (505 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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