



28 Westerdale, Stewartfield, East Kilbride

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Situation

Westerdale, located in the continually popular Stewartfield area is near East Kilbride Town Centre and neighbouring suburbs of Clarkston and Newton Mearns.

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, 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 Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick airports.

Bus and rail travel, with regular service to Glasgow, are available from East Kilbride, Hairmyres and Thorntonhall.









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Description

A well presented three bedroom extended detached villa, set within attractive garden grounds.

The accommodation has been well maintained by the present owners and comprises:

Ground Floor: Reception hallway. Well presented sitting room with staircase to upper floor and French doors opening to the dining room. Dining room, affording access to the rear patio and garden. Well appointed refitted kitchen with a range of wall mounted and floor standing units, breakfasting bar and complementary worktop surfaces. Guest WC.

First Floor: Upper landing affording access to three bedrooms. Bedroom one with fitted wardrobes and ensuite shower room. Bedroom two and bedroom three, both with wardrobe space. House bathroom completes the accommodation.

The property further benefits from gas central heating and double glazing. A driveway provides off street parking and leads to a single garage. The rear garden is enclosed with a section of lawn and terrace, ideal for entertaining.







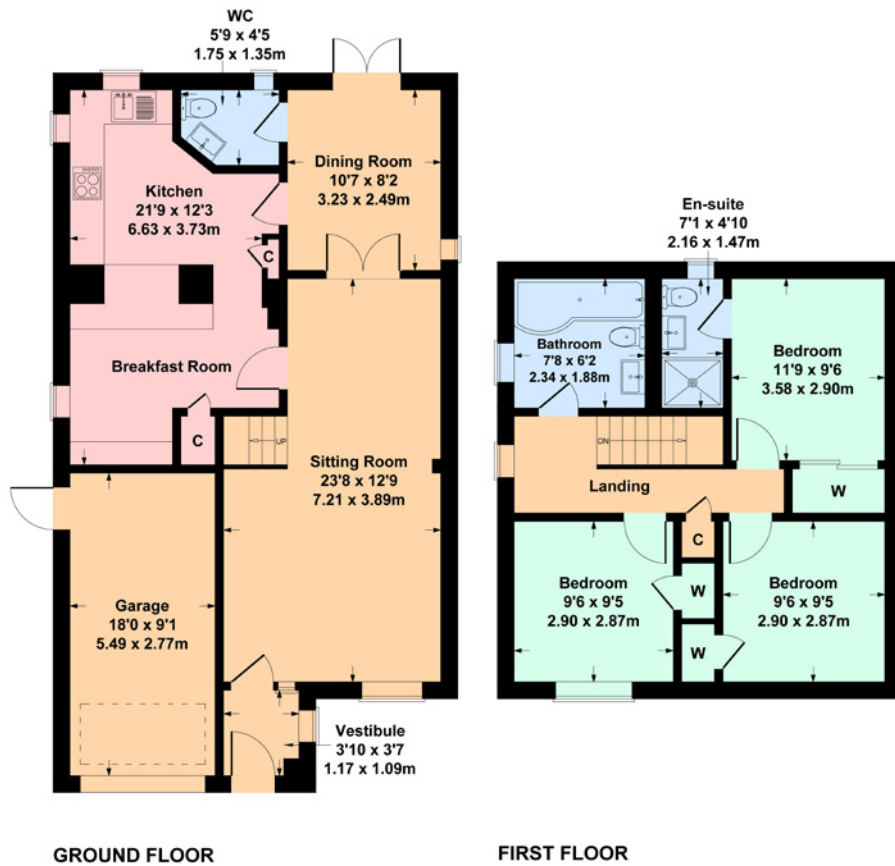


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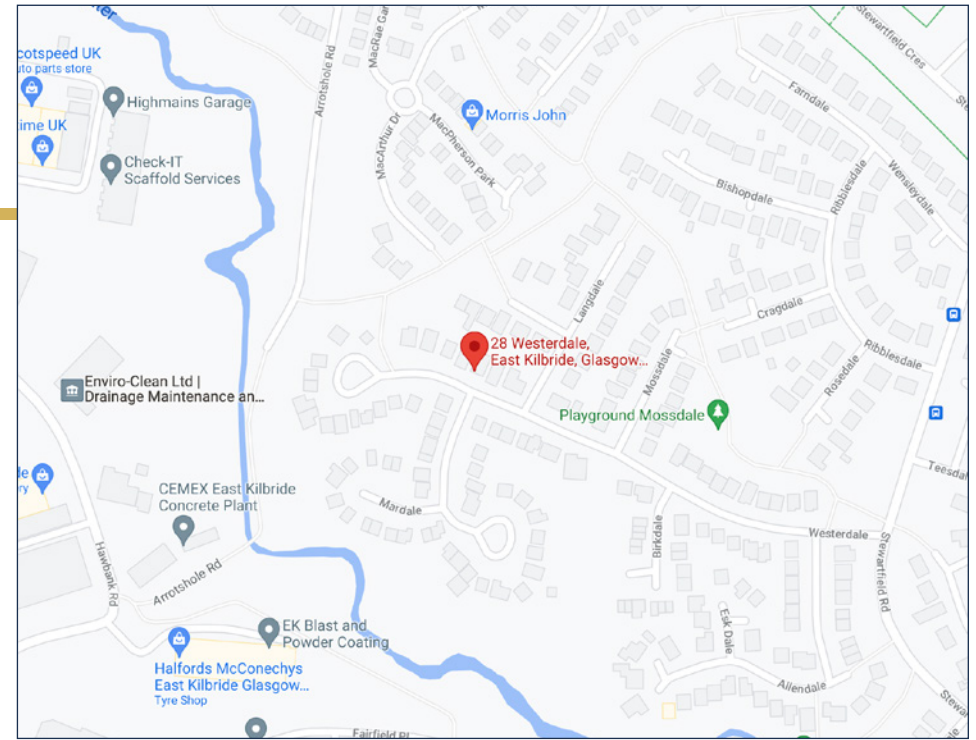
Approximate gross internal area Main House: 1,180sq ft - 110 sq m
Garage: 151 sq ft - 14 sq m
Total: 1,331 sq ft - 124 sq m



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. produced by Potterplans Ltd. 2021

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@nicolestateagents.co.uk

Outgoings

South Lanarkshire Council
Council Tax Band: F

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

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

Local Authority

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

Property Reference CLA323

1 Helena Place, Clarkston G76 7RB

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