



27 Dunnottar Crescent
Stewartfield, G74 4PL

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A&M Home Connexions are delighted to offer to the market place this immaculate detached family villa located towards the end of a child safe cul de sac within the ever popular and mature Stewartfield district of East Kilbride. This property is in beautiful decorative condition throughout and is a credit to the current vendors. The properties position offers easy access to surround amenities, local schooling and offers easy access to all surrounding commuting links.

The property comprises of a welcoming entrance hall which features wood effect flooring and offers access to both the lounge and family room. The family lounge offers a beautiful feature fire place with living flame gas insert and decorative surround. It also features fitted carpets, a large picture window overlooking the front of the property and a stairwell from the lounge leading to the upper galleried landing. It further offers access to a beautifully re-fitted kitchen which features a good range of fitted wall and base mounted units with a complimentary worktop surface. It benefits from an

integrated gas hob with extractor hood above and fan assisted oven/grill below, plumbing for a washing machine and space for a fridge/freezer. There is also a tiled splash back, a white upvc door to the side which opens to the rear garden as well as access to an under stair storage cupboard. The kitchen has been finished with newly tiled floor which continues to a spacious formal/informal dining area overlooking the rear garden through French doors. The lower accommodation is further complimented with a garage conversion currently being used as a family room which is generously sized to include coving, a picture window to the front of the property and finished with wood effect flooring. This family room could also be easily be used as a fourth/guest bedroom.

The upper landing leads to all other apartments including 3 spacious bedrooms which have been finished to include wardrobe storage and fitted carpet. The master bedroom boasts a luxurious re-fitted en suite shower room. The family bathroom has been fitted to include a

three piece with suite with an over head shower unit and glass screen. It also features a fitted vanity unit with storage, vanity mirror, splash back tiling finished with ceramic floor tiling. The upper level landing further offers access to the loft which could be utilised for additional storage.

There are private gardens to both the front and the rear, with the front offering a lawned area to the side and a monobloc drive which creates off street parking for two/three cars. There is a pathway which extends to the side of the property and around to the rear gardens. The rear garden features a lawned area, decking, a slabbed patio area and raised chipped flowerbeds with mature shrubs. There is also a workshop to the side of the property which has power and lighting. There is also a further garden shed and the rear garden is fully enclosed by timber fencing.

Further features of this property include double glazing, gas central heating and security alarm system.

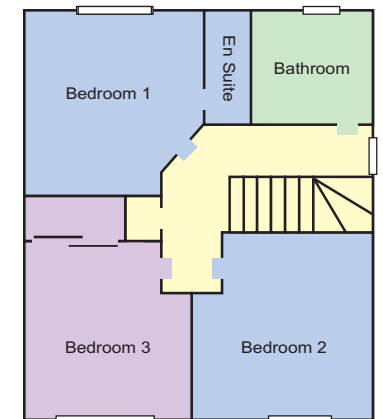
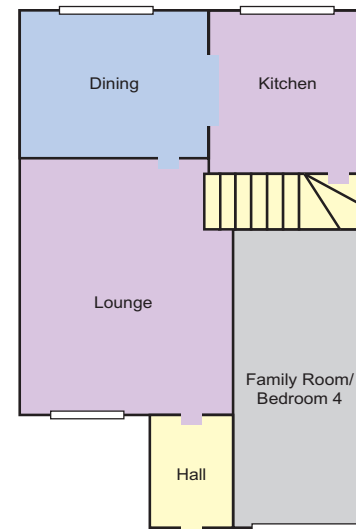
Fixed Price £169,500

Accommodation

Lounge	14'10" x 12'05"	Bedroom 1	11'06" x 8'11"
Kitchen	9'09" x 9'08"	En-suite	6'04" x 4'08"
Dining room	11'00" x 9'01"	Bedroom 2	10'04" x 8'11"
Family room / bedroom 4	16'10" x 7'07"	Bedroom 3	10'03" x 8'04"
		Bathroom	6'04" x 5'03"

Vendors: Derek & Elizabeth Foley

Viewing: By appointment through A&M Home Connexions



Plan Not To Scale



Travel directions from Morrisons at Stewartfield:

Leave Morrisons taking the third exit on to Stewartfield Crescent. Continue along taking the third on the left into Dunnottar Crescent following the road along where the property at number 27 Dunnottar Crescent can be located directly ahead by the agents board.



AGENTS NOTE

These property details are set out as general outline only and not to constitute any part of an offer or contract.

Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures, fittings and other items are not included unless specifically described.

All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture.

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