



20 Teesdale, Stewartfield, East Kilbride

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Situation

Teesdale, 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.









Description

A well presented four bedroom/three public room detached villa, set within generous garden grounds.

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

Ground Floor: Reception hall with guest WC, good storage and staircase to upper floor. Well presented sitting room with French doors opening to garden. Open plan basis to the dining room. TV room. Well appointed refitted kitchen with a range of wall mounted and floor standing units and complementary worktops.

First Floor: Upper landing with good storage affording access to four bedrooms. Bedroom one with fitted wardrobes and ensuite shower room. Bedroom two. Bedroom three with fitted wardrobes. Bedroom four with fitted wardrobes. An attractive house bathroom completes the accommodation.

The property further benefits from gas central heating and replacement double glazing. A driveway provides off street parking and leads to a single garage.

A particular feature of this property is the well kept landscaped generous garden grounds. The rear garden is enclosed with a large section of lawn and terrace. The grounds would allow further development, subject to the relevant consents.





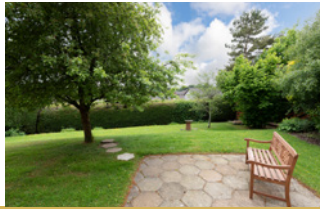






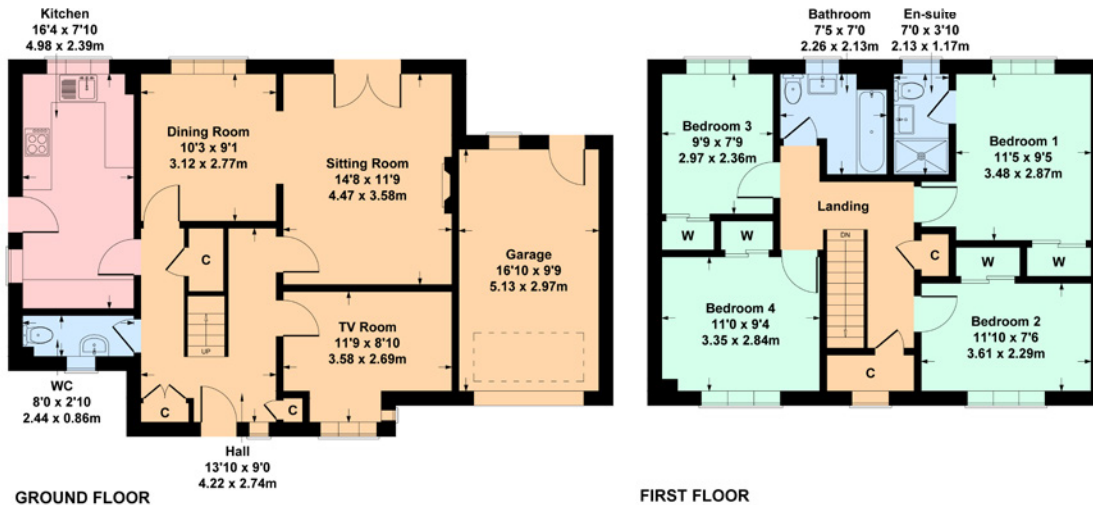
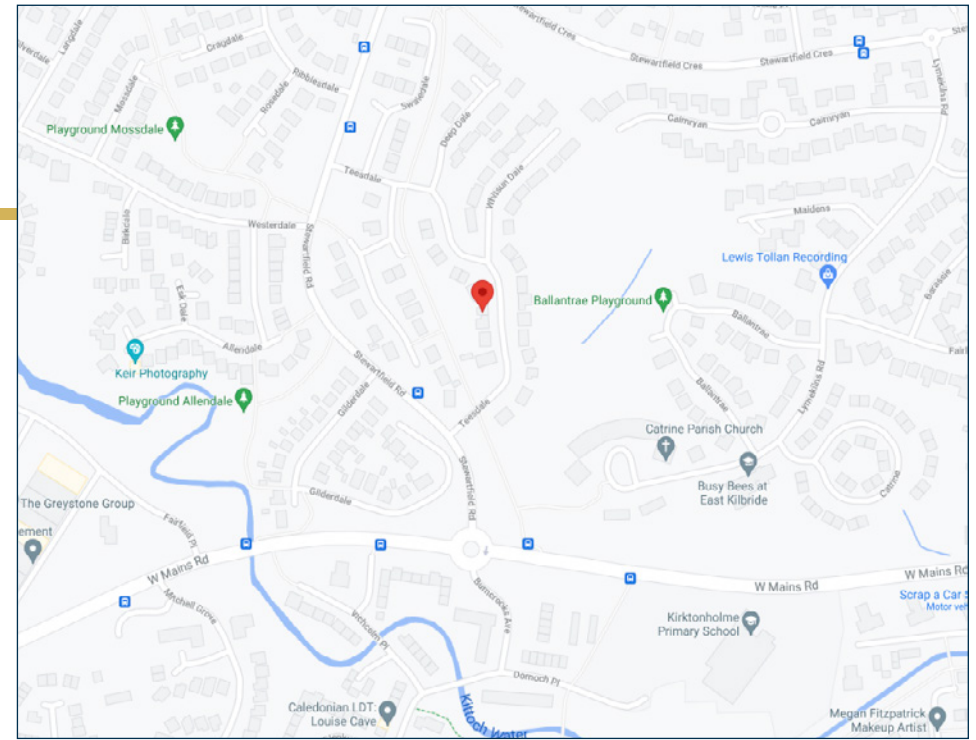


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Approximate gross internal area
Main House: 1,338sq ft - 124 sq m
Garage: 164 sq ft - 15 sq m
Total: 1,502 - 139 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings 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

Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

South Lanarkshire Council
Band

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 CLA317

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.

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