



72 Lymekilns Road, Stewartfield, East Kilbride

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Situation

Lymekilns Road is located in the continually popular Stewartfield area and is near East Kilbride Town Centre.

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 access to the main Scottish motorway network that leads to all major arterial routes throughout Scotland and the South. The Glasgow 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

Seldom available, a well presented two bedroom ground floor apartment, located in this popular residential development, close to local amenities and transport links.

The accommodation comprises:

A controlled door entry security system leads to an illuminated communal entrance with stair access to all levels. Welcoming reception hallway with good storage. Bright and spacious dual aspect sitting room. Dining area adjacent to the kitchen. Well appointed kitchen, with a range of contemporary wall mounted and floor standing units and complementary worktop surfaces. Bedroom one is double bedroom with fitted wardrobes and an attractively refitted ensuite shower room. Bedroom two, again a double bedroom, has fitted wardrobes. The bathroom completes the overall accommodation.

The property further benefits from gas central heating, double glazing, well kept communal resident's gardens, residents parking and a garage.







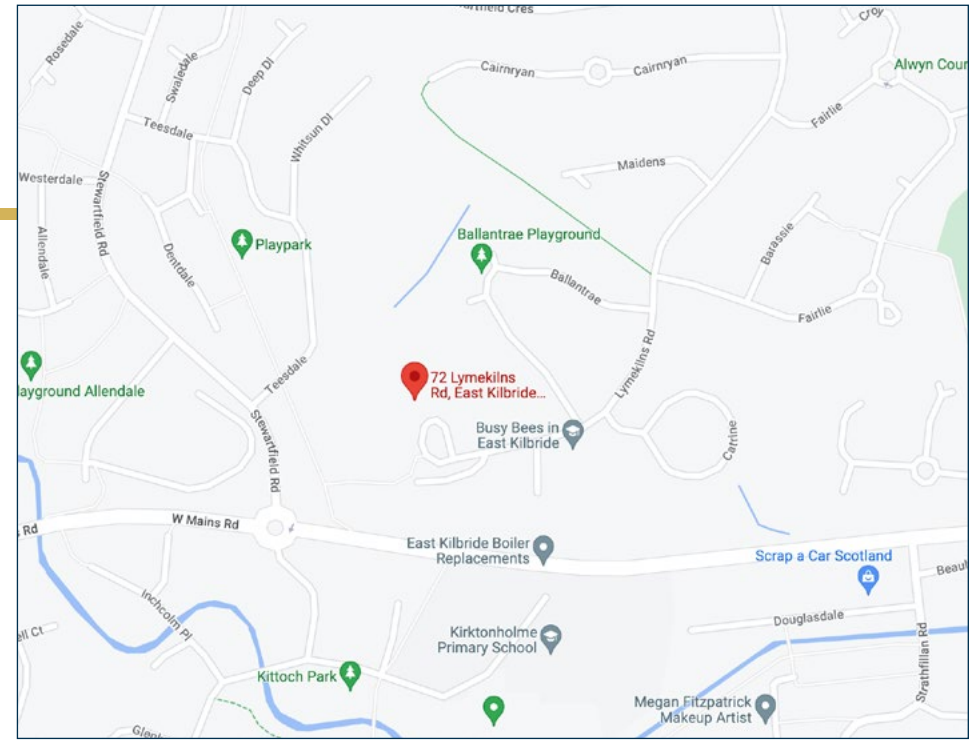
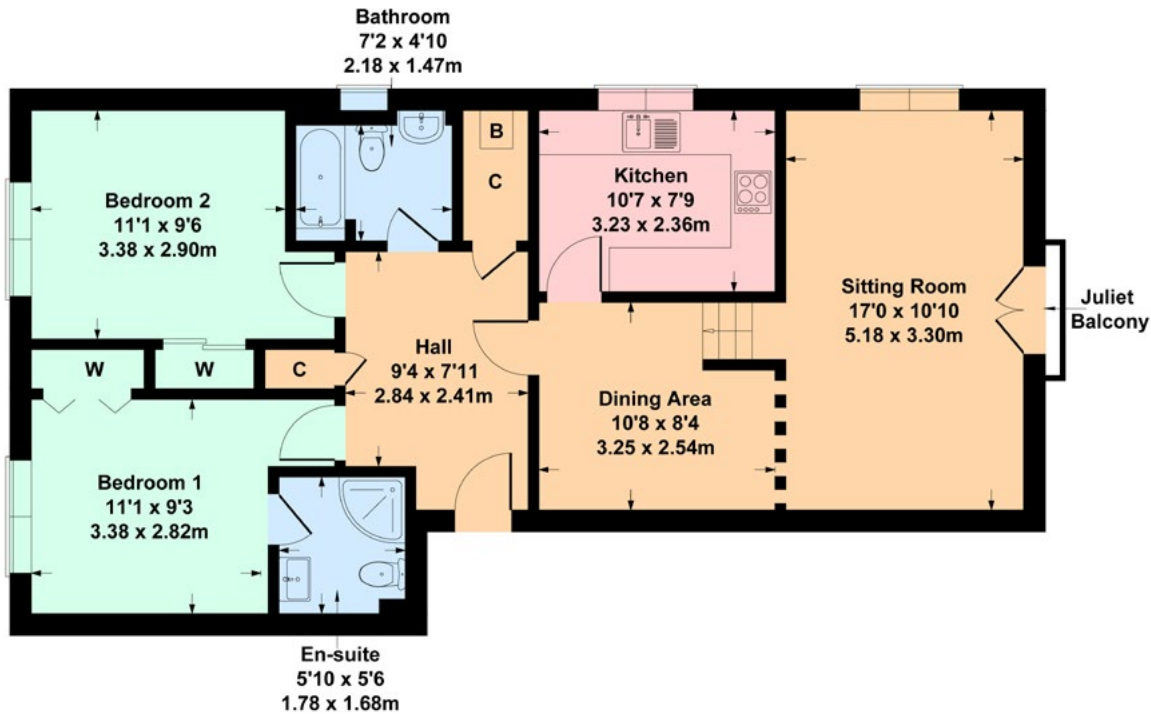


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Approximate gross internal area 903 sq ft - 84 sq m



Viewing

By appointment through Nicol Estate Agents
1 Helena Place, Busby Road, Clarkston, G76 7RB
Telephone 0141 638 4541

Outgoings

South Lanarkshire Council
Council Tax Band: E

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

CLA 452

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. 2022

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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