



Leighalan, 16 Mackenzie Gardens, Kittochglen, East Kilbride

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

Mackenzie Gardens is located within a short cul-de-sac and in close proximity to 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, as well as 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 Glasgow Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick Airports.

Rail travel, with regular service to Glasgow, is available from Hairmyres, East Kilbride and Thorntonhall, each just a few minutes' drive.













## Description

A spacious and beautifully presented five bedroom/four public room detached villa, set within a sought-after cul de sac location, positioned within generous garden grounds.

The property has been upgraded and well maintained by the present owners and extends to around 3,124 Sqft (290Sqm), affording well appointed and flexible accommodation, well designed for family living.

Ground floor: Large, welcoming reception hallway with cloaks area and attractively refitted guest WC. Spacious and bright sitting room with full height window, a feature fireplace and French doors leading to the dining room. Dining room with Bi-Fold doors affording access to the conservatory. Generous conservatory with views over the private rear gardens. Family room with full height window. Well appointed, refitted Jackton Moor, dining sized kitchen with a full complement of floor and wall mounted cabinets, island unit, integrated appliances and complementary worktop surfaces. Fitted wall furniture. Space for table and chairs. Useful utility room with access to side of property. Courtesy door to garage.

First Floor: Spacious upper landing providing access to all five double bedrooms. Bedroom one with fitted wardrobes and ensuite bathroom with separate shower. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes. Bedroom four with fitted wardrobes. Bedroom five/games room. A stunning refitted house bathroom with separate shower enclosure completes the accommodation.

A particular feature of this home are the garden grounds. The grounds are expansive and enclosed providing privacy and shelter. Southerly orientation to rear. The gardens feature, a patio ideal for entertaining. The property is further complemented by gas central heating and double glazing. A driveway provides ample of street parking, leading to an integral double garage with remote control electric door. Cellar storage under the conservatory.















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## Leighalan, 16 Mackenzie Gardens, Kittochglen, East Kilbride G74 4SA

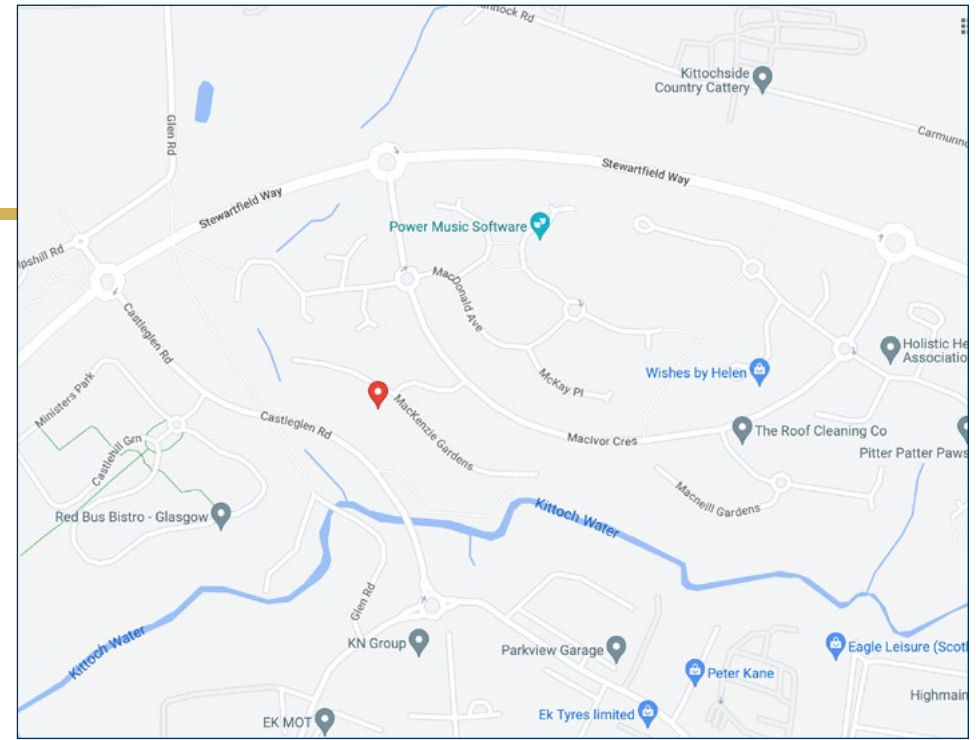
Approximate gross internal area  
Main House = 3124 sq ft - 290 sq m  
Garage = 362 sq ft - 34 sq m  
Total = 3486 sq ft - 324 sq m



### 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. 2023

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: G

### 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 CLA402

1 Helena Place, Clarkston G76 7RB

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