

EAST KILBRIDE – MURRAY



158 Baird Hill, East Kilbride, Glasgow G75 0EF

OFFERS OVER £65,000

New to the market this three bedroom **MID TERRACED VILLA** is located in the Murray area of East Kilbride. The property comprises on the lower level, entrance hallway, spacious lounge & dining kitchen.

On the upper level there are three generous bedrooms and family shower room.

The property further benefits from gas fired central heating (not tested), double glazing and easily maintained gardens to the front and rear.

Offered to the market with vacant possession, viewing is highly recommended to appreciate the value for money on offer. EPC Rating: Band E (44)

SOME INTERNAL UPGRADING IS REQUIRED WHICH HAS BEEN REFLECTED IN THE ASKING PRICE!

ENTRANCE HALLWAY

Entrance hallway entered via partially glazed Upvc door. Access to all lower apartments. Stairway giving access to upper landing. Storage cupboard.

LOUNGE

Good size bright lounge with double glazed picture window to the front and rear. Centre light fitting. Ample power points. Laminated flooring. Gas fire.

KITCHEN

Good size dining kitchen area has a range of wall and floor mounted units with ample work surface area, centre light fitting. Plumbing for automatic washing machine. Sink with side drainer and modern mixer tap, double glazed window to the rear of the property, Space for free standing appliances. Laminated flooring. Ample power points.

Upper landing has hatch giving access to attic.

MASTER BEDROOM

Good size double bedroom with large walk-in storage cupboard, front facing double glazed window with outlooks over front garden. Centre light fitting. Ample power points. Storage cupboard.

BEDROOM 2

Second bedroom with front facing double glazed window formation. Ample power points. Centre light fitting.

BEDROOM 3

Good size single bedroom with rear facing double glazed window. Centre light fitting. Ample power points.

BATHROOM

The bathroom has a modern white three piece suite comprising low flush w.c., pedestal wash hand basin and walk in shower stall with electric shower over. Tiling to splash backs. Opaque double glazed window formation to the front of the property.

GARDENS

There is a small laid to lawn with slabbed pathway. The rear garden is laid to lawn with drying green bordered by timber perimeter fencing. Brick built outhouse and garden shed.

HEATING

The property benefits from a system of gas fired central heating.

The Home Report valuation on this property is £70,000.00. Details of the Home Report can be accessed at:- <http://HRSCOT.uksv.net/PDFs/HP394276-PYGNT47D.PDF>

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any systems or services can be allowed. No movable items will be included in the sale. These particulars are prepared for guidance purposes only and whilst believed to be correct are not warranted and do not form part of any contract. All sizes given are approximate.

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