Maxwellton Avenue, East Kilbride, Glasgow
Offers Over £239,995
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DESCRIPTION
**REDUCED PRICE DUE TO RELOCATION - FIXED PRICE £240,000 - HOME REPORT VALUE £260,000**
Your Move are absolutely delighted to bring to the market this stunning 18th Century former weavers cottage set in the heart of Maxwellton Conservation Village and offering accommodation in fine order throughout, only by viewing can you appreciate the high standard this family home has to offer. Enter the cottage into the most welcoming of reception hallways which in turn allows access to each of the lower level apartments. There is a very attractive lounge/sitting room with focal point feature fireplace incorporating live in flame gas fire. There is a superb kitchen with a range of base units and appliances. There is a conservatory overlooking the award winning rear gardens. There is an office/study/additional bedroom. There is a master bedroom which is located on the lower level with views onto the rear gardens. There are two additional double bedrooms, a family bathroom and a self contained studio with its own en suite bathroom. In short, this is a marvellous property with viewing absolutely imperative. EPC=F

LOCATION
The sought after town of East Kilbride boasts a wide and varied range of shopping centres, retail parks, bars, restaurants and night life, banks and building societies. Local amenities include a multiplex cinema, ice rink, arts centre, bowling green, Hairmyres hospital, the Dollan Aqua Centre, several Sports Centres, Golf Courses and numerous other recreational facilities. The town plays host to a variety of local clubs and societies and facilitates access to Calderglen, Strathclyde and Chatelherault country parks. East Kilbride offers a range of primary and secondary schooling, and South Lanarkshire College is located in the town. From the historic village to a thriving leader in commerce and technology, East Kilbride is one of Scotlands largest and newest towns enjoying a central locale with ample bus and rail services and motorway links providing access in and around the central belt.

DIRECTIONS
Enter the village of Maxwellton where our property can be found on the left hand side.

OUR VIEW
A stunning and unique property within a highly desirable conservation village.
DIMENSIONS

Lounge
4.85mx4.11m(15’11”x13’6”)

Conservatory
5.05mx2.49m(16’7”x8’2”)

Kitchen
6.76mx1.37m(22’2”x4’6”)

Office/Bedroom
5.08mx1.78m(16’8”x5’10”)

Bedroom
3.66mx2.41m(12’0”x7’11”)

Bedroom
3.99mx3.78m(13’1”x12’5”)

Bedroom
4.52mx3.81m(14’10”x12’6”)

Studio Room
3.89mx3.63m(12’9”x11’11”)

Studio Bathroom
3.25mx1.42m(10’8”x4’8”)

Family Bathroom
2.59mx1.32m(8’6”x4’4”)

For full EPC please contact the branch

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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

*Source: Nielsen, Oct 2012.

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