

MOMO & KIRKLAND

Park Terrace, East Kilbride, Glasgow

Offers Over £90,000

2 Bed Flat INACTIVE













Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





Set within a particularly attractive and peaceful pocket of West Mains, this bright and spacious two-bedroom first-floor apartment offers comfortable accommodation, excellent storage and wonderful views. The property is ideally suited to a wide range of buyers, from first-time purchasers and young professionals to downsizers and investors, and early viewing is strongly recommended to fully appreciate the space and setting on offer.

The accommodation is accessed via a welcoming entrance hallway, which provides access to all of the principal apartments and benefits from excellent storage provision. At the heart of the home is the bright and generously proportioned lounge, a lovely reception space with ample room for a range of furniture and enjoying access to a private sun balcony. The balcony provides an excellent spot to sit and relax while taking advantage of the property's attractive outlook and surrounding views.

The fitted kitchen is positioned conveniently off the hallway and provides a practical range of wall and base-mounted units, offering useful storage and preparation space. There is ample scope for a dining or breakfast area, depending on the purchaser's requirements.

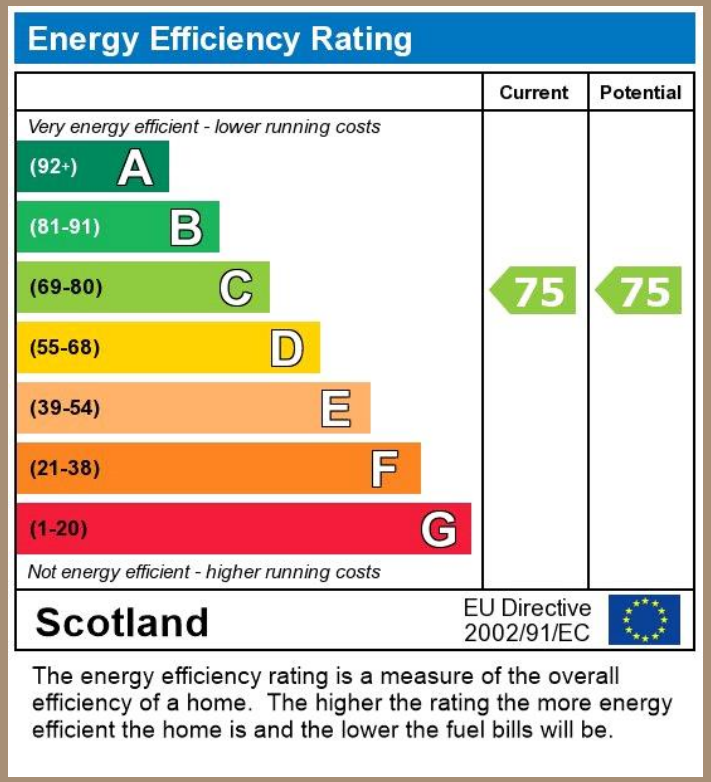
There are two well-proportioned double bedrooms, both offering comfortable accommodation and excellent potential for a variety of furniture arrangements. Each room could equally lend itself to use as a home office, guest bedroom or additional living space, providing flexibility to suit modern lifestyles.

Completing the accommodation is the family bathroom, which provides the expected sanitary ware and bathing facilities, with the layout offering a practical space for everyday use.

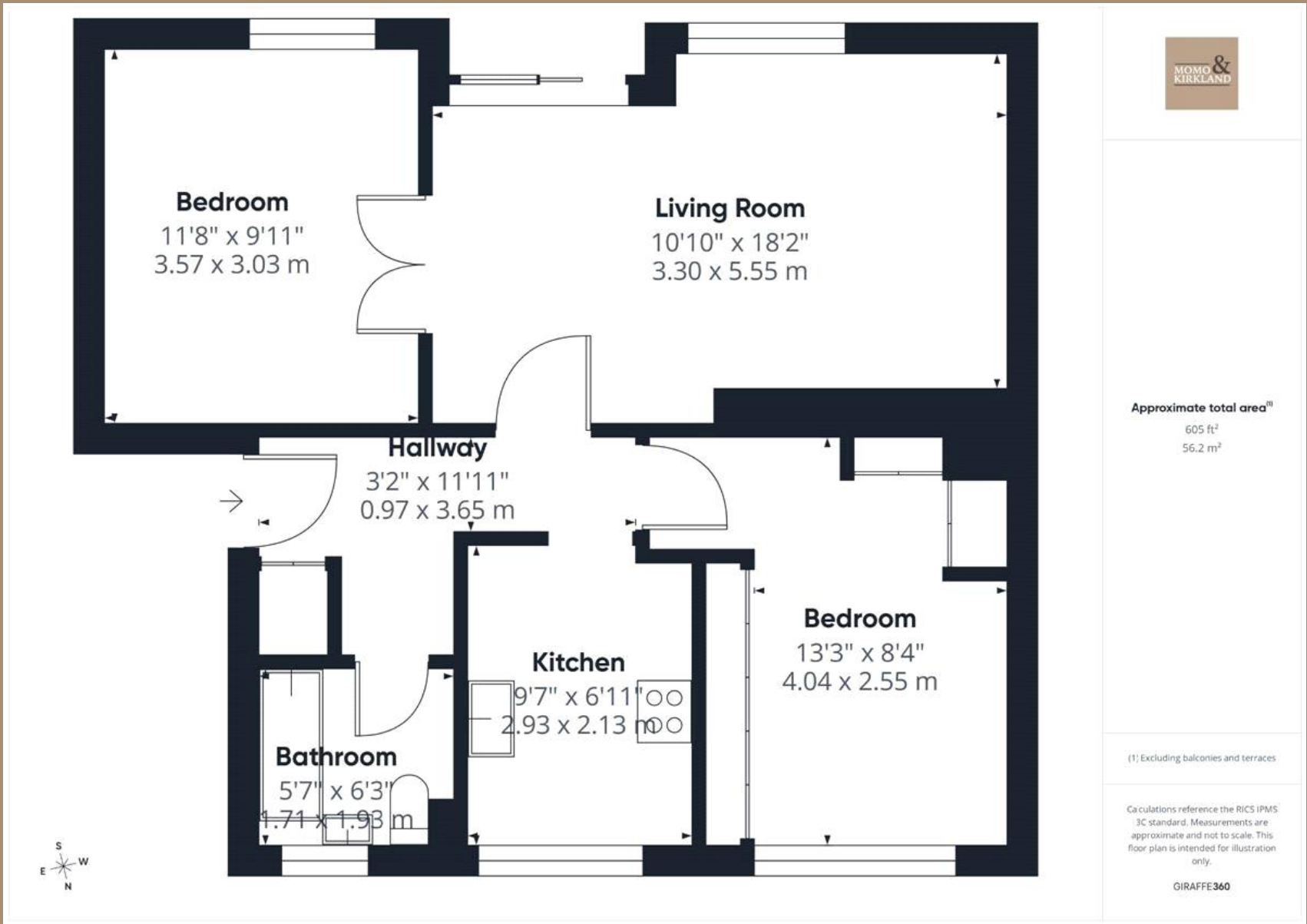
Further benefits include double glazing, electric heating and excellent storage throughout. The property also benefits from a private cellar located on the lower level, providing valuable additional storage space that is ideal for household items, seasonal belongings, bikes and other equipment.

- 2 Bedrooms
- Bright and Spacious
- Central Location
- Close to amenties

- Excellent buy to let investment
- Fitted Bathroom
- Fitted Kitchen



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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