



**23 LENDAL PLACE**

EAST KILBRIDE

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**3 | BEDROOMS**

**1 | BATHROOMS**

**1 1/2 | PUBLIC ROOMS**

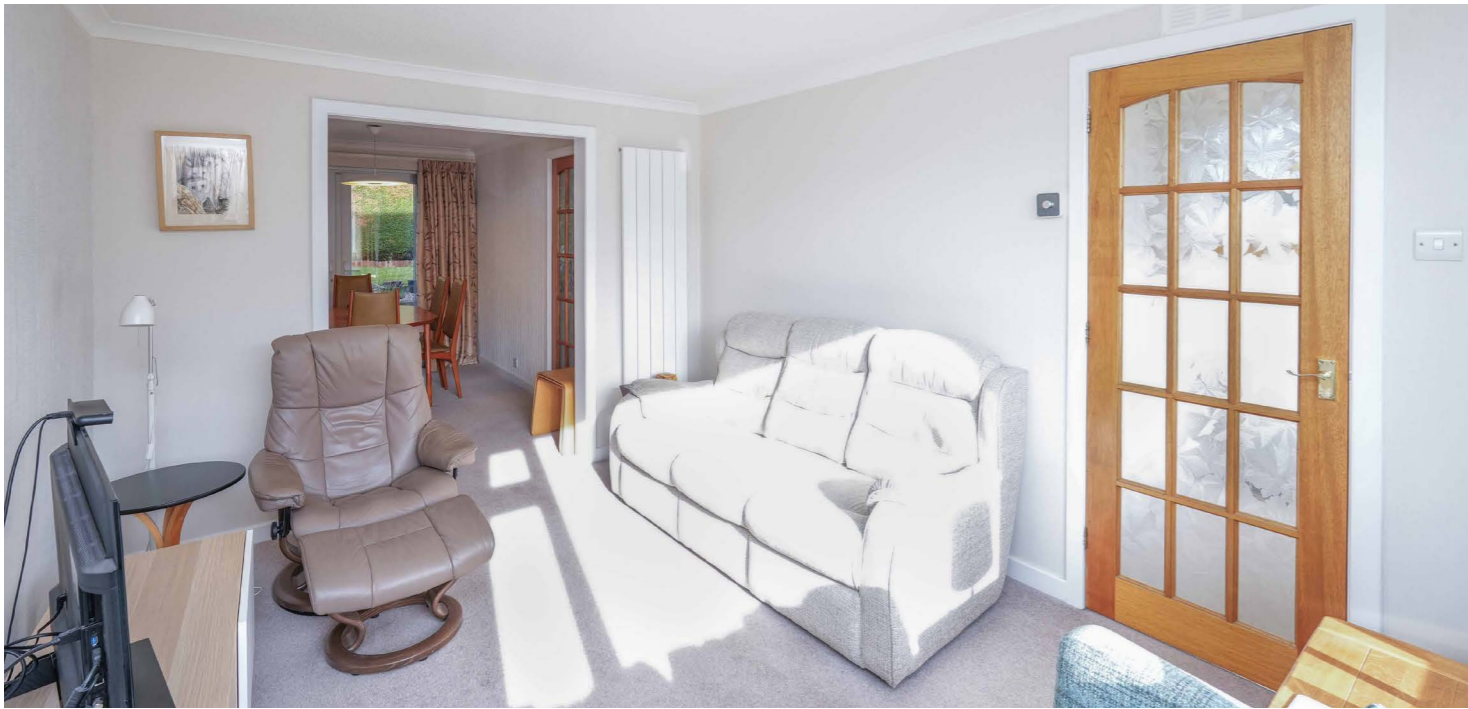
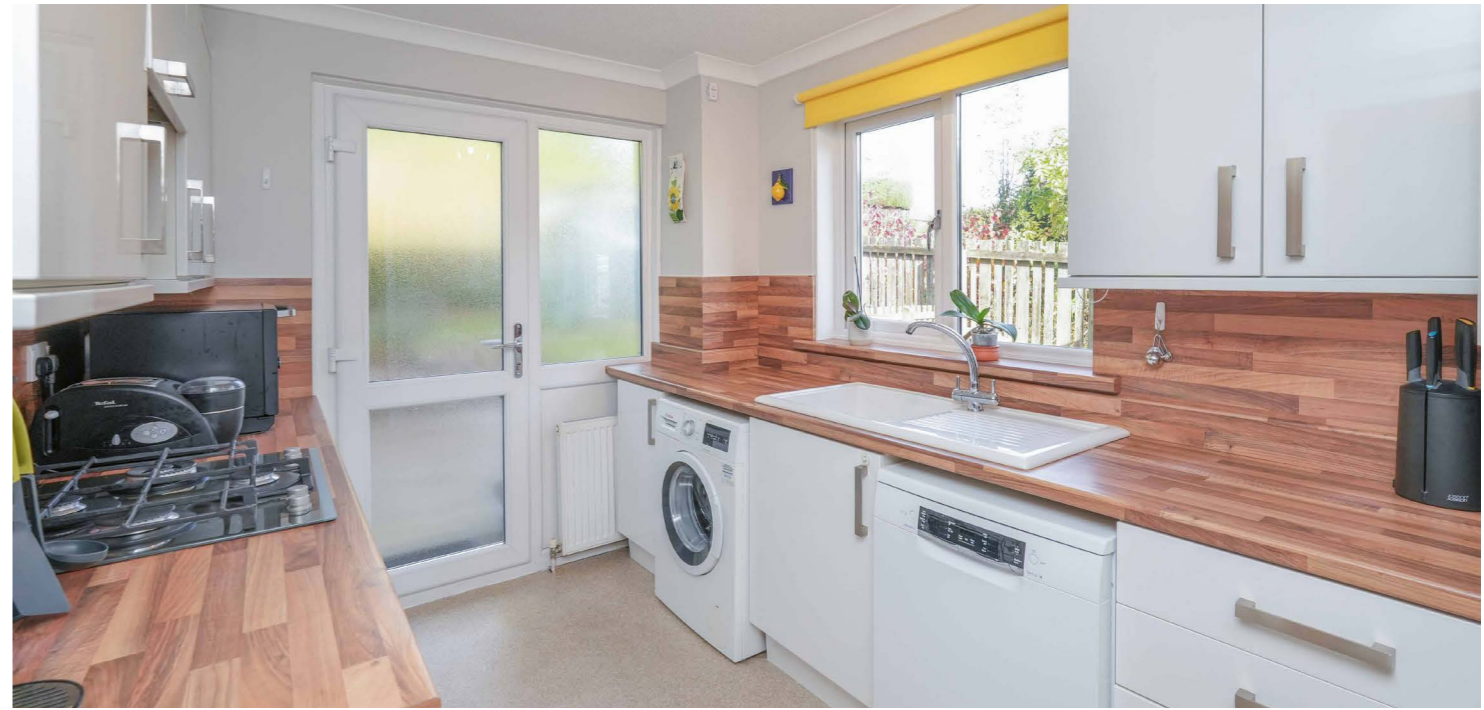
**A wonderful semi-detached villa enjoying a private cul-de-sac location.**

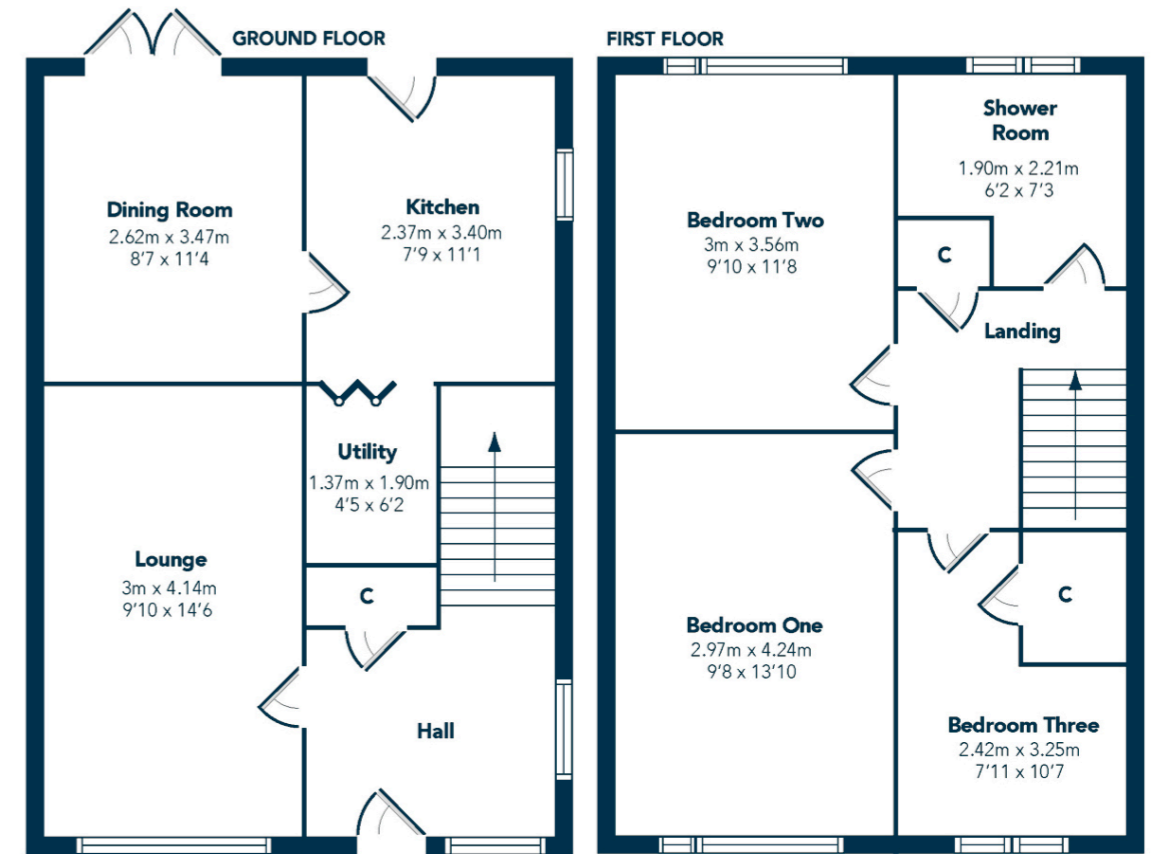
This lovely, semi detached villa enjoys a popular location within the sought after Gardenhall area of East Kilbride. Set within a quiet residential cul-de-sac, the property enjoys privacy and seclusion and proximity to Mossneuk Primary School.

The ground floor accommodation extends to traditional reception hallway with excellent storage, lovely and bright formal lounge with access to dining area with aspects over the rear gardens, beautifully modernized kitchen with a range of fitted units and substantial utility cupboard also providing access to gardens at rear. Upstairs provides two very good double bedrooms with a third bedroom currently used as home office easing the demands of modern life and marvelous fully tiled shower room with walk in double length shower enclosure.

Externally the property is set within private, mature and easily maintained garden grounds with level lawned area. Driveway to front providing vehicular parking and detached single garage with new powered roller door.

The subjects are beautifully presented, meticulously redecorated and also benefit from having the boiler and roof systems upgraded recently.





East Kilbride offers a range of primary and secondary schooling, and access to the South Lanarkshire College. It is one of Scotland's 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. The town also boasts a wide and varied range of shopping centres, retail parks, bars, restaurants and night life. Some of the local amenities include a multiplex cinema, ice rink, the Arts Centre, the Dollan Aqua Centre, as well as several Sports Centres, Golf Courses and numerous other recreational facilities.

CC0724 | Sat Nav: 23 Lendal Place, East Kilbride, G75 8JU

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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