



6 Maclean Place, Stewartfield, East Kilbride

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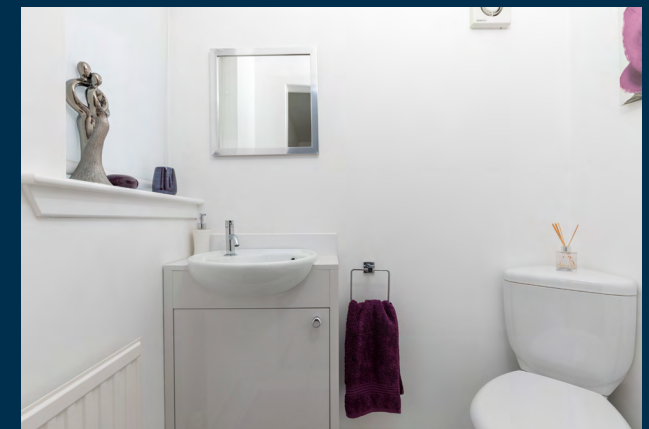
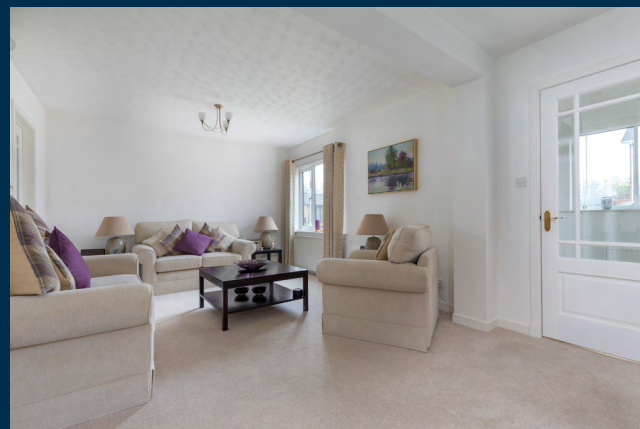
Situation

Maclean Place, is located in the continually popular Stewartfield area and is near 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, Caldeglan Park, Dollan Aquacentre and the James Hamilton Heritage Park. Both primary and secondary schooling are also available nearby.

East Kilbride enjoys 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.

Bus links available on Stewartfield Way and rail links, with regular service to Glasgow, are available from East Kilbride and Hairmyres.









Description

A well presented and extended three bedroom detached villa, set within carefully maintained gardens, located within this popular development, close to local amenities and transport links.

Internally the property has been upgraded and well maintained by the present owners. The accommodation is arranged over two floors and comprises:

Ground Floor: Entrance hallway with guest WC. Well presented and generous dual aspect sitting room. Dining area connecting to family room and kitchen. Bright and spacious family room overlooking the rear garden. Well appointed refitted kitchen with a range of floor and wall mounted cabinets with integrated appliances and coordinated worktops. Understairs storage cupboard.

First Floor: Principal bedroom with fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes. An attractively refitted house bathroom with spa bath, completes the accommodation.

A particular feature of this home are the lovely landscaped gardens grounds, carefully planned and maintained, enjoying a sunny, southerly aspect at the rear. The property is further complemented by a monobloc driveway, gas central heating and double glazing.











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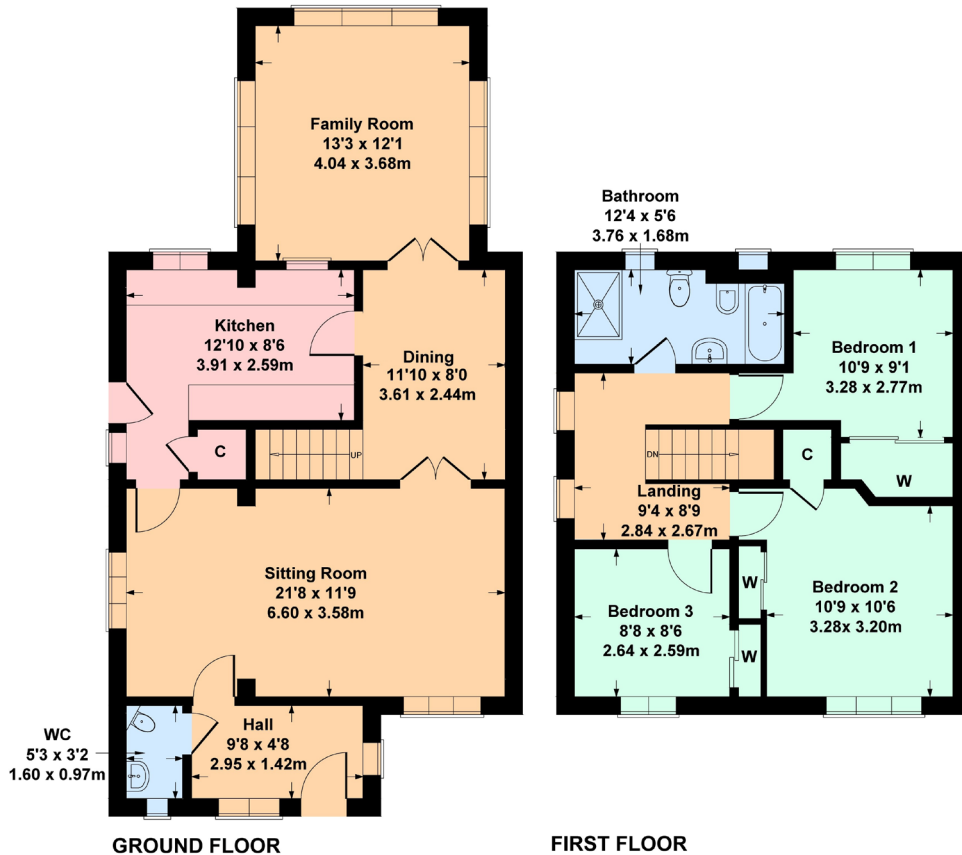


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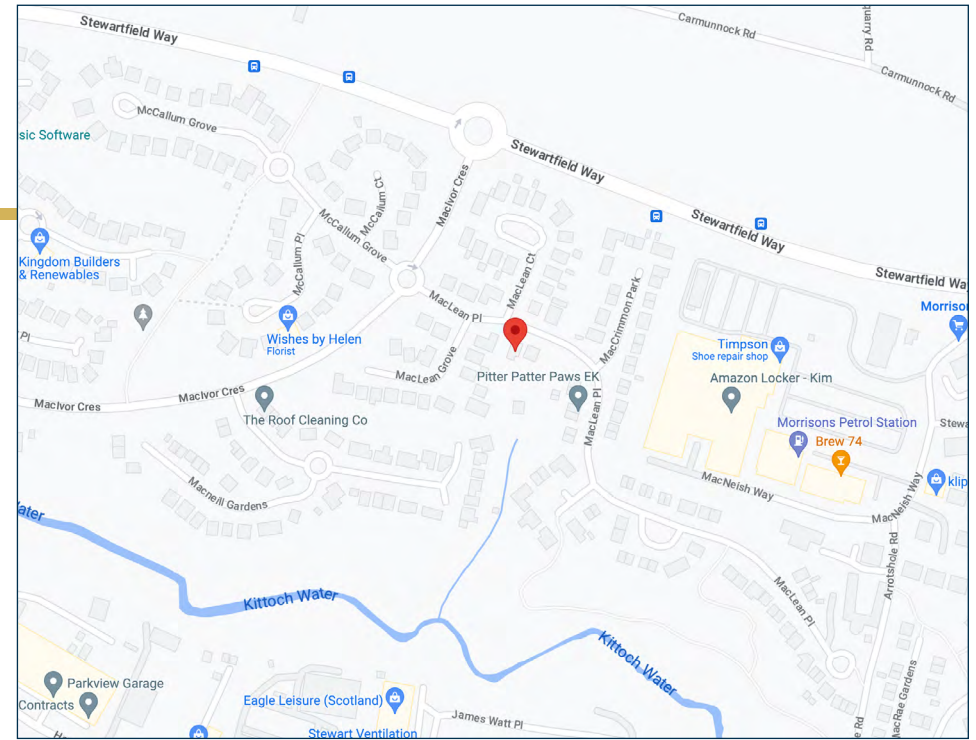
Approximate gross internal area 1,270 sq ft - 118 sq m



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: E

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 CLA 429

1 Helena Place, Clarkston G76 7RB

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