

West Mains
44 Lindores Drive

www.slaterhogg.co.uk



Slater Hogg & Howison
Estate Agency & Lettings



44 Lindores Drive, West Mains, East Kilbride, G74 1HH

Spacious Two bedroom end terraced villa, with off street parking and potential scope for extending, within close proximity to all amenities.

The property comprises, bright and spacious semi open plan ,lounge/dining area with dual aspect windows and feature fireplace, through to a fully fitted kitchen, with a good range of wall and floor mounted units, gas oven and hob, free standing dishwasher, fridge freezer and washing machine.

The upper level comprises two good sized double bedrooms, and a modern three piece family bathroom, with shower above bath.

The property is further enhanced by gas central heating, double glazing and off street parking. The rear garden is fully enclosed, and there is a lot of scope to the front and side garden too. Early viewing is advised to fully appreciate this good sized home, ideal for first time buyers, or downsizers alike.

Lindores Drive is in easy walking distance of both the East Kilbride Town centre, The Village and the local train station, which provides a regular service to the city centre; it is in the heart of East Kilbride and really must be seen to fully appreciate.

Please refer to published Home Report for EER Band.

Vendors:

Clients of Slater Hogg & Howison

Viewing:

By appointment through Slater Hogg & Howison

Office Contact:

01355 220556

Reference: EAE190383





44 Lindores Drive West Mains,
East Kilbride, South Lanarkshire
G74 1HH



Room Dimensions...

| | |
|-----------|------------------------------|
| Lounge | 18'7" x 9'9" (5.66m x 2.97m) |
| Kitchen | 8'2" x 8'4" (2.5m x 2.54m) |
| Bedroom 1 | 15'1" x 8'11" (4.6m x 2.72m) |
| Bedroom 2 | 11'5" x 9'3" (3.48m x 2.82m) |
| Bathroom | 6'6" x 5'6" (1.98m x 1.68m) |

Your local office...

10 Brouster Gate, East Kilbride, Glasgow, South Lanarkshire, G74 1AZ

T.01355 220556 E.eastkilbride@slaterhogg.co.uk

Slater Hogg & Howison
Estate Agency & Lettings

www.slaterhogg.co.uk



Agents Note: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. Photographs: Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Slater Hogg & Howison Estate Agents. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.