

26 Sadlers Wells Court

EAST KILBRIDE, SOUTH LANARKSHIRE, G74 3NF



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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A bright and spacious, two-bedroom, fourth-floor flat, with the added bonus of secure entry and a lift - close to all amenities and road links



We are delighted to bring to the market this spacious fourth-floor, two-bedroom flat, with the added bonus of a lift, situated within this ever-popular locale. It is ideal for the younger market but will also appeal to professionals who want to retain an easy-to-manage home within striking distance of the main commercial centres. The flat has been well designed to maximise the natural available light and boasts a pleasant outlook. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

THE LOUNGE



The flat has a host of features which include, a lift, secure entry and a welcoming communal hallway. The formal lounge is flooded with natural light and provides a range of furniture configurations. The kitchen maximises workspace and storage and has a good range of floor and wall-mounted units and a contrasting work surface.

THE KITCHEN





Journeying into the two well-proportioned, bright and airy bedrooms, you will discover a range of furniture configurations, and space for additional free-standing furniture if required. The bathroom completes the accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2

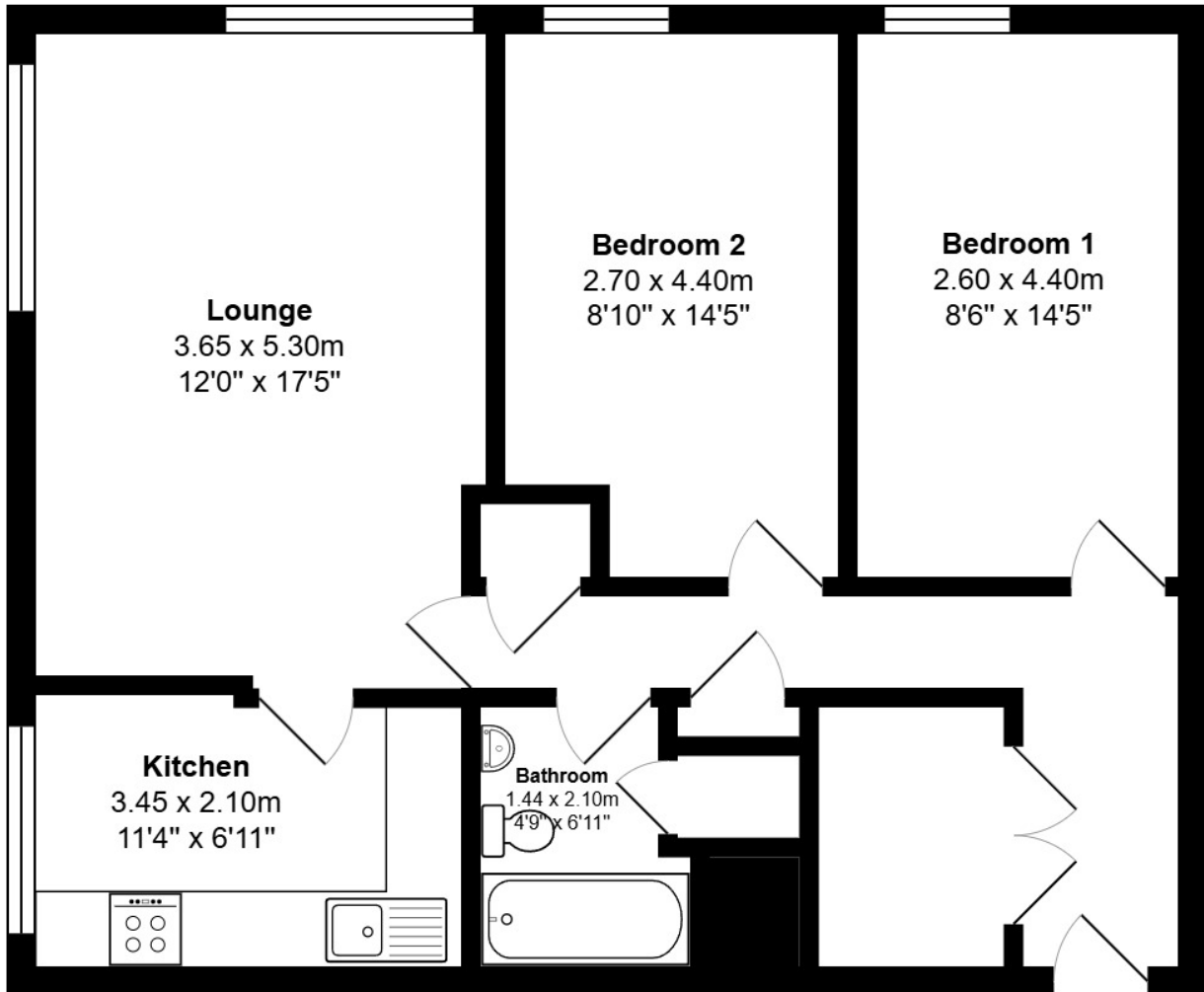


The flat has allocated parking and a well-maintained communal garden.

EXTERNAL & VIEW



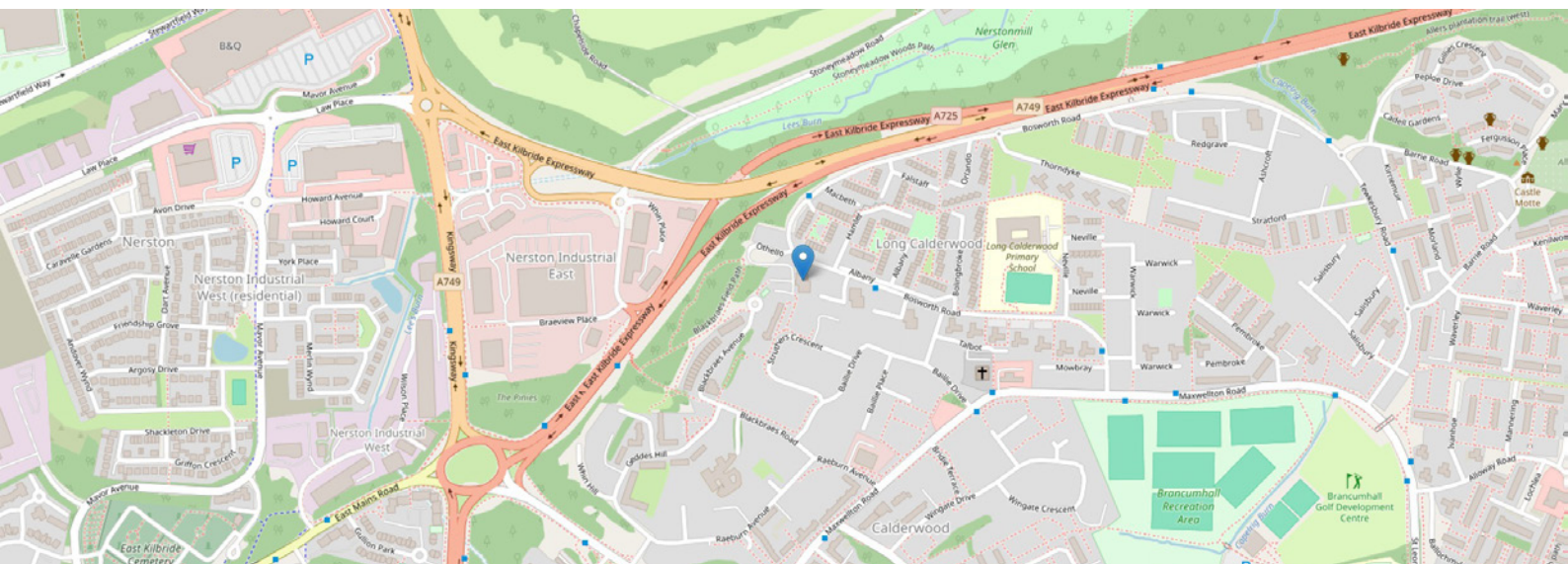
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 67m² | EPC Rating: D

Buyer's Premium Value: £2,100.00



THE LOCATION

East Kilbride is a thriving town with a great selection of leisure and entertainment facilities. The East Kilbride Shopping Centre has a good choice of high street stores or you can wander through the town's village with cobbled streets for a range of specialist shops, tearooms and restaurants. For leisure, you can visit Calderglen Country Park featuring a children's zoo, nature trails, an ornamental garden and a cafe. Sports enthusiasts are spoilt for choice with a host of golf clubs, Playsport complex cafes and a cinema complex with an ice rink and an impressive Olympic-sized swimming pool.





The property is positioned to offer quick and easy access to local amenities and schooling. From the historic Village to a thriving leader in commerce and technology, East Kilbride 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. It boasts a wide and varied range of shopping centres, retail parks, bars, restaurants and nightlife. 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. East Kilbride also plays host to a variety of local clubs and societies with easy access to Calderglen, Strathclyde and Chatelherault Country Parks.



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