



RESIDENCE

208 Pine Crescent, East Kilbride, G75 9HL

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton
T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



2 Bedroom | 2 Public Room | 1 Bathroom

This Two bedroomed second floor flat located within the Greenhills district of the Town is sure to appeal to a first-time buyer or buy to let investor.

The flat offers a spacious layout of apartments that consist of, reception hallway with ample storage, lounge with aspects to front and access to a separate dining room overlooking the rear. Fitted breakfasting kitchen with a range of base and wall mounted storage units with worktop surfaces. A cooker and washing machine are included in the sale. There are 2 double bedrooms and a separate, modern fitted family bathroom.

Features of the flat include gas central heating, double glazing and a controlled entry system.

Situated in the Greenhills area of the Town, the property is ideally located for all local amenities, including primary and secondary schools, sports and recreational facilities, and regular bus services. It offers convenient access to the Town Centre, Village, East Kilbride Train Station, and Kingsgate Retail Park. Commuters will appreciate the easy connection to the M74 and M77 motorways, making this an excellent location for travel.



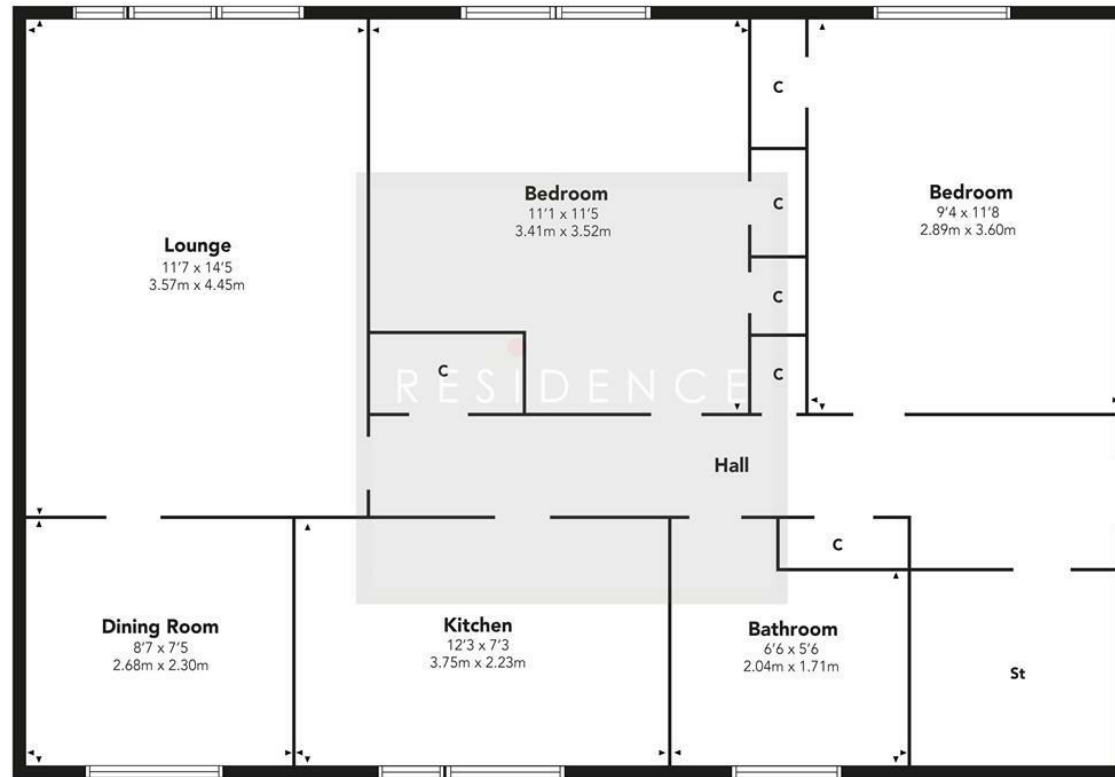
796.52 sq ft | EER = C



RESIDENCE



Pine Crescent



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, 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.