



RESIDENCE

34 Main Street, East Kilbride, G74 4JH

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Viewing by appointment with Residence Hamilton
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2 Bedroom | 1 Public Room | 1 Bathroom

Located in the heart of East Kilbride Village, this two-bedroom ground floor flat offers an opportunity for a developer, property investor or buy to let purchaser looking for a refurbishment project.

The property is in need of modernisation and upgrading throughout and is being offered for sale as seen and in its present condition.

The accommodation comprises an entrance hallway, lounge/dining room, kitchen, two bedrooms and a bathroom.

Prospective purchasers should note that no additional specialist surveys, damp reports or associated investigations have been carried out by the seller. The property is being sold in its existing condition and interested parties should satisfy themselves as to the condition of the property prior to purchase.

Main Street sits within the heart of East Kilbride Village, one of the town's most established areas, with a good selection of independent shops, cafés, restaurants, pubs and everyday amenities nearby. East Kilbride railway station is also conveniently positioned within the Village, providing services towards Glasgow.

East Kilbride itself offers an extensive range of shopping, leisure and recreational facilities, together with schools, South Lanarkshire College, parks and sports facilities. The town is well connected by road and public transport, making it convenient for travel throughout Lanarkshire and into Glasgow.

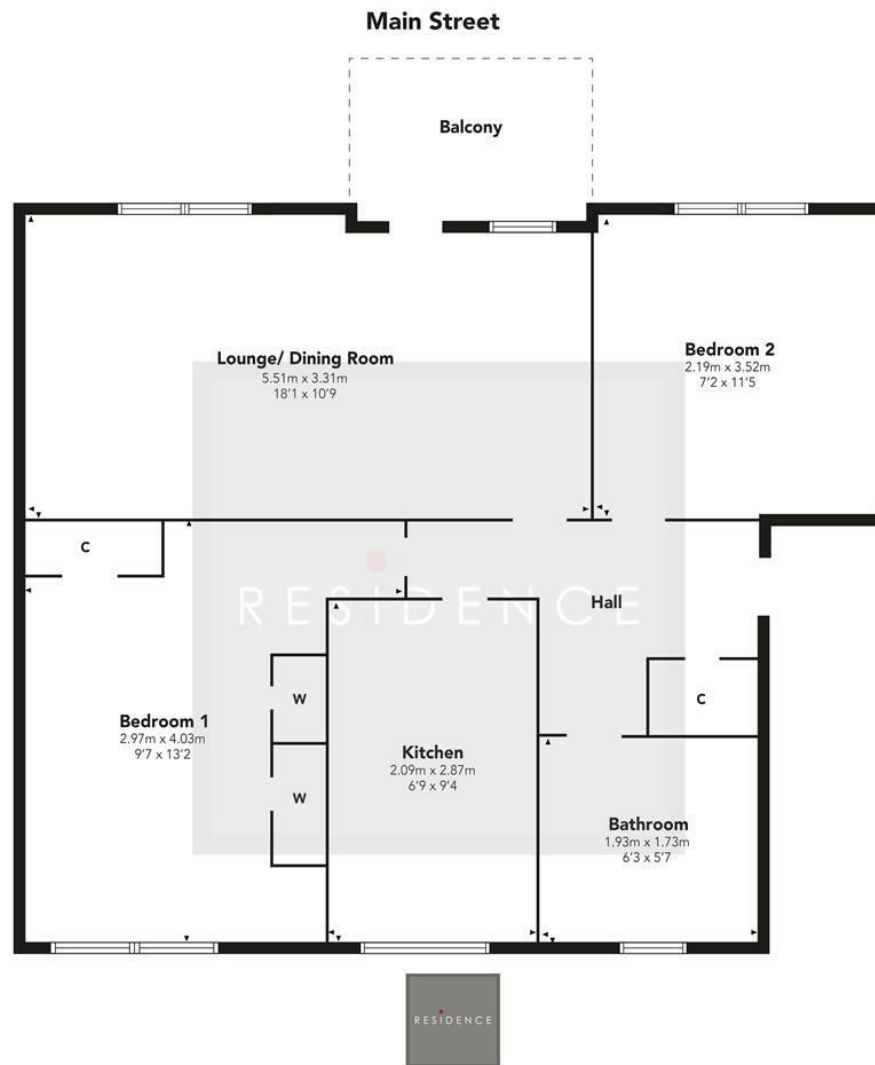


656.60 sq ft | EER = C



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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.