

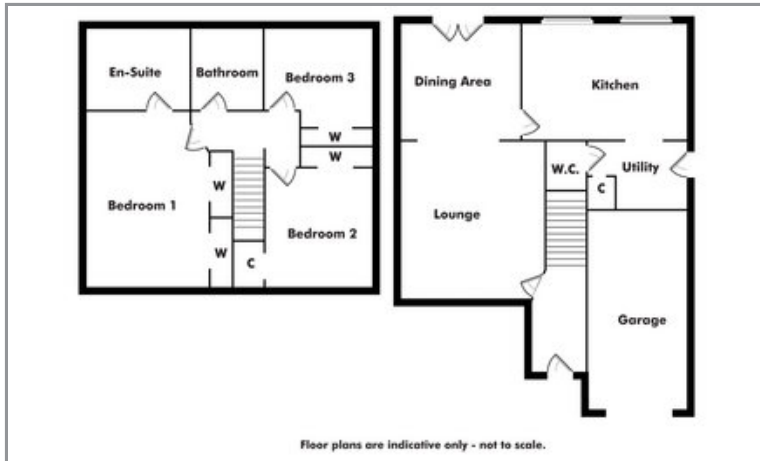


Detached Villa

12 Paxton Crescent, Mavor Park, East Kilbride, G74
4GL

Offers Over £169,950





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Description

Fabulous opportunity to purchase this beautifully presented bright and spacious modern DETACHED FAMILY HOME enjoying a fabulous setting within the highly regarded and much sought after Mavor Park Gardens Estate just a short distance from East Kilbride town centre.

Set within this modern estate of similar family homes, the property is ideally placed to benefit from the many amenities found within the nearby village area of East Kilbride. A selection of shops cater for all day to day requirements with more extensive shopping facilities available within nearby East Kilbride town centre which offers an extensive range of shopping to include many High Street names, supermarket shopping as well as various recreational activities are also found within the centre. Schooling is found locally at both primary and secondary levels.

Public transport services locally include regular bus services with frequent rail travel from East Kilbride Railway Station. For the motorist there are excellent road links nearby providing easy access to the M77 and the M74 Motorway.

Presented in excellent condition throughout, this spacious family home offers excellent accommodation over two levels. On the lower level the reception hall provides access to the lounge and stairs to the upper landing. The spacious lounge open plan to the dining area to the rear overlooks private garden grounds to the front and provides access via French doors to the fully landscaped enclosed private gardens. To the side of the dining area is the kitchen which offers an extensive range of floor standing and wall mounted units finished in beech effect with a matching work surface area, there is an inset gas hob with an electric oven below, there is ample space for a dining table and chairs and the kitchen provides access to the utility room with a door providing access to the side of the property and also allowing access to an internal cloakroom comprising a two piece suite. On the upper level there are three particularly spacious bedrooms, the master benefitting from an en-suite shower room and all bedrooms benefitting from recessed wardrobe space. The family bathroom comprises a three piece suite.

Externally, the property has fully enclosed landscaped gardens to the rear bound by a timber fence. Set within the garden to the rear is a timber summer house and to the front a lawned area to the side with double width monoblock driveway offering excellent off street parking and providing access to the single integral garage. The property also benefits from UPVC double glazing throughout and gas central heating. EPC - D.

The agents have no hesitation at all in recommending early internal viewing of this beautifully presented attractively priced family home.

Measurements

Lounge	13'6" x 10'6"
Dining Room	8' x 8'10"
Kitchen	13'5" x 8'2"
Bedroom 1	14'9" x 8'8"
Bedroom 2	9'8" x 9'5"
Bedroom 3	10'3" x 7'9"
En-suite	8'6" x 5'2"
Bathroom	6'3" x 5'11"

Features

- Superb sought after location
- Three bedrooms
- Fabulous landscaped gardens
- Dining sized kitchen
- Gas central heating
- Integral garage
- Double glazing
- Viewing recommended





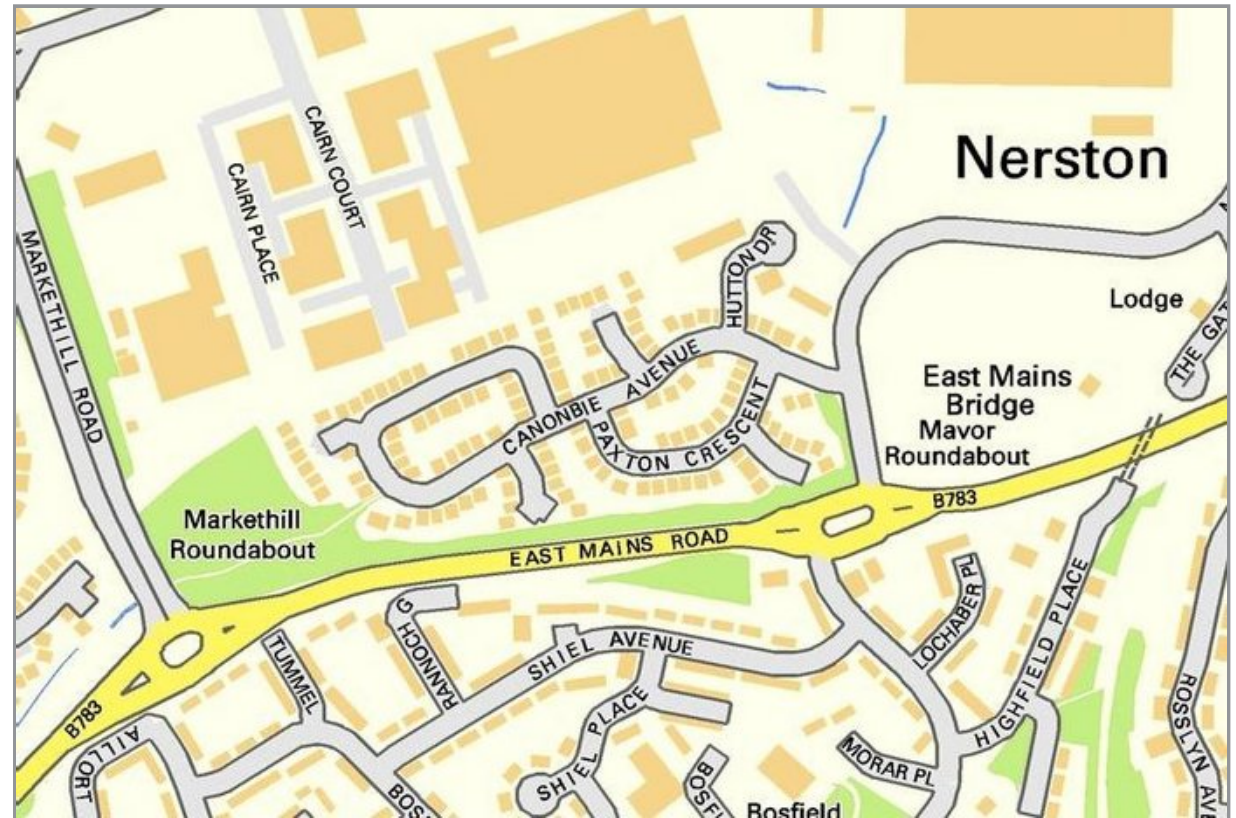
Travel Directions

Travelling from the village on Old Coach Road, proceed to roundabout, continue straight across at roundabout onto Mavor Avenue, take first left into modern estate and left again into Paxton Crescent. The property is located on the right-hand side.

Viewing

Call our team of dedicated estate agents on:
01355 570140

Evenings and weekends
0141 574 1080



Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.