Semi Detached Villa
203 Maxwellton Avenue, Calderwood, East Kilbride, G74 3DT
Offers Over £229,995
Semi Detached Villa
203 Maxwellton Avenue, Calderwood, East Kilbride, G74 3DT
Offers Over £229,995

Description
Outstanding opportunity to purchase this rarely available TRADITIONAL SEMI-DETACHED VILLA found within the highly regarded and much sought after Maxwellton conversation area adjacent to the village of East Kilbride.

Maintained to a high standard by the present owner, this lovely traditional home offers spacious family accommodation over two levels. On the lower level the traditional reception hall has a large stairwell providing access to the upper landing. On this floor there is the bay windowed lounge with feature fire on focal wall and bay window overlooking the front gardens. To the rear of the lounge is the large family room/dining room with deep recess and feature log burning stove on the focal wall, this room overlooks the large enclosed private gardens and provides access to the side into the kitchen. The kitchen itself on an open plan basis to the conservatory has an extensive range of floor standing and wall mounted units finished in light oak with a contrasting light work surface area incorporating an inset stainless steel sink, mixer tap, inset gas hob with electric oven below, plumbing for a washing machine and space for a large fridge/freezer, there is ceramic tiling to all splashback areas and also to the floor. The conservatory which has seating for two overlooks the rear gardens and provides access to the side onto the gardens. The rear gardens themselves are fully enclosed with a large lawned area, patio area below with patio area to the rear. From the rear garden a timber gate provides access to the service lane to the back where there is a large hardstanding area providing ample space for a garage. On the upper level there are three bedrooms, two large double sized bedrooms, one to the front, one to the rear, a third single bedroom with windows to the front and a fabulous large modern bathroom comprising a three piece suite with roll top bath, wash hand basin, low pedestal flush WC and corner shower cubicle with electric shower, there is ceramic tiling to all walls and also to the floor. The property benefits from double glazing throughout and central heating by way of a recently installed condensing combination gas boiler.

Found just a short distance from the highly regarded village area of East Kilbride, the property is ideally placed to benefit from the many amenities found locally. Within walking distance there are excellent amenities including shops, restaurants and cafes. More extensive shopping including many High Street names as well as supermarket shopping can be found within the centre of East Kilbride. Public transport services locally include regular bus services as well as frequent rail travel from East Kilbride Railway Station. Schooling is also available locally at primary and secondary levels and for the motorist there are excellent road links providing easy access to the M74 and M77 motorways. This truly is a superb family home, only by viewing can one fully appreciate the outstanding level of accommodation this property provides.

Measurements

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lounge</td>
<td>16'6&quot; x 12'5&quot;</td>
</tr>
<tr>
<td>Dining Room</td>
<td>14'8&quot; x 12'6&quot;</td>
</tr>
<tr>
<td>Kitchen</td>
<td>8'9&quot; x 6'2&quot;</td>
</tr>
<tr>
<td>Conservatory</td>
<td>7'1&quot; x 5'9&quot;</td>
</tr>
<tr>
<td>Cloakroom</td>
<td>6'3&quot; x 2'9&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>14'3&quot; x 10'7&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>13' x 9'4&quot;</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>9'9&quot; x 8'</td>
</tr>
<tr>
<td>Bathroom</td>
<td>8'3&quot; x 6'4&quot;</td>
</tr>
</tbody>
</table>

Features

- Seldom available
- Superb sought after conservation area
- Easy access to the popular village via walkway
- Three bedrooms
- Two large public rooms
- Enclosed gardens
- Recent gas central heating
- Modern bathroom
- Viewing essential
Travel Directions
Travelling from Calderwood Road turn right onto Maxwellton Avenue prior to the shops on Calderwood Road, follow Maxwellton Avenue to where the property sits at the end on the left-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.