Flat Lower Cottage
2 Torrance Road, East Kilbride, Glasgow, G74 1AR
**Description**

This lovely lower cottage flat with own front and rear door boasts beautiful private gardens and is situated within walking distance of a host of local amenities and East Kilbride Train Station. Requiring some internal modernisation of décor, fixtures and fittings this property has been well maintained and enhanced by replacement UPVC Double Glazed windows and doors, a gas fired central heating system and the roof was re-tiled circa 2006. This popular but seldom available property boasts bright and spacious rooms and there are pleasant aspects to front and rear over the gardens.

The accommodation is entered by way of an entrance vestibule which leads through to the T-shaped reception hall which in turn provided access to all rooms and to a deep storage cupboard. There are two excellent sized double bedrooms, one to the front and one to the rear and a spacious lounge offers a comfortable living space. To the rear of the property is the dining kitchen with door providing direct access to the rear garden. The modernised shower room completes the accommodation on offer and has been refitted with a white wc and wash hand basin. There is a broad shower cubicle with electric shower.

Externally the property has mature gardens to front and rear. To the front is a lawn bordered by hedging and worth particular mention is the generous sized enclosed rear garden which is level has a mixture of lawn and patio areas and offers a superb outdoor space to enjoy.

Torrance Road lies a short distance from local Schools and there are excellent public transport links close at hand including East Kilbride Train Station which is just round the corner. East Kilbride Town Centre is easily accessible and offers a host of shopping and recreational facilities. Commuters also have convenient road links to the M77 and M74 Motorways.

**Room Dimensions**

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance Vestibule</td>
<td>3'7” x 3'3”</td>
</tr>
<tr>
<td>Reception Hall</td>
<td>14'6” x 3'3” widening to 5’6”</td>
</tr>
<tr>
<td>Lounge</td>
<td>14'6” x 13'1”</td>
</tr>
<tr>
<td>Kitchen</td>
<td>12’2” x 11’1”</td>
</tr>
<tr>
<td>Bedroom One</td>
<td>14’7” x 11’1”</td>
</tr>
<tr>
<td>Bedroom Two</td>
<td>13’4” x 10’7”</td>
</tr>
<tr>
<td>Shower Room</td>
<td>7’0” x 5’5”</td>
</tr>
</tbody>
</table>

**EPC Rating**

D

**Features**

- Lower Cottage Flat with front and rear door
- Private gardens
- Bright & spacious rooms
- Double Glazing
- Gas Central Heating
- Walking distance to local amenities and transport links
Travel Directions
Travelling along West Mains Road proceed passing Kirktonholme Recreational Area on your right. Continue ahead at the first mini roundabout and at the second turn right into Kirktonholme Road. The property is along on the right hand side at junction with Torrance Road and Kirktonholme Road.