



## WAKEFIELD AVENUE, EAST KILBRIDE, GLASGOW OFFERS OVER £370,000

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The ground level comprises; entrance vestibule, hallway, spacious lounge with feature fireplace, open plan kitchen/dining room, and cloakroom W/C.

The kitchen has high gloss cabinets, contrasting worksurfaces and breakfast bar, and includes the integrated electric oven, five burner gas hob, fridge freezer and dishwasher.

From the hallway the staircase leads to four well-proportioned double bedrooms all with fitted wardrobes, two en suite shower rooms, and stylish family bath/shower room.

The property is tastefully decorated in neutral tones throughout, has ample storage and the loft can be accessed from the upper landing.

The front garden is laid to lawn with mature plants and shrubs and a multi-car driveway leading to the integral garage. The rear garden is easily maintained, is laid mainly to lawn, has timber decking and is surrounded by timber perimeter fencing.

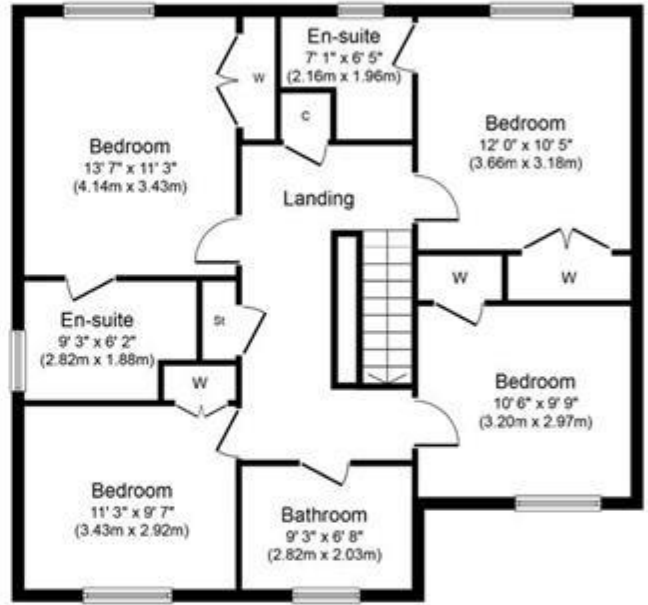
The property is within Lindsayfield, a desirable area increasingly popular with young families. It is developing at a quick pace with a large supermarket and petrol station, retail units and family friendly bar restaurant, and is convenient for both primary and secondary schools. East Kilbride has a wide range of entertainment and sporting facilities, retail shops, restaurants, and bars. It also offers excellent transport links with regular bus and rail services connecting to Glasgow City Centre and motorway links making it popular with commuters.



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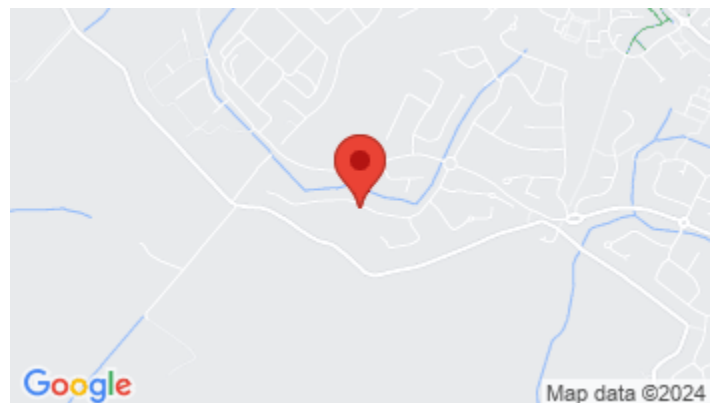


**Ground Floor**  
**Approximate Floor Area**  
**918 sq. ft.**  
**(85.3 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**902 sq. ft.**  
**(83.8 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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