



Struthers Crescent

East Kilbride, G74 3LE

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Struthers Crescent
East Kilbride
G74 3LF

Terraced

3 Bedrooms
1 Reception
2 Bathroom



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KEY FEATURES

- **Lovely mid-terraced home located in the Calderwood area of East Kilbride**
- **Bright, full-length lounge with carpeted flooring and feature fireplace**
- **Modern Kitchen with grey matt-finish wall and floor units and utility store**
- **3 bedrooms, all with fitted storage**
- **Fully tiled shower room + additional downstairs WC**
- **Floored attic space for additional storage**
- **Mature, enclosed rear garden with drying green and raised patio area**
- **Close to local amenities, schools, and just outside East Kilbride town centre**
- **handy for public transport links, and just a few moments' drive to the A725 East Kilbride Expressway connecting the M8 and M74 motorways**
- **COUNCIL TAX BAND: C - EPC RATING: C**



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Struthers Crescent, East Kilbride, G74 3LF

Move On are delighted to present to the market this 3 bedroom, mid-terraced home in East Kilbride - Struthers Crescent.

The accommodation features: Welcoming entrance porch; a bright, full length lounge with space for dining, dual aspect windows, carpeted flooring and feature gas fireplace; lovely, sizeable kitchen with modern grey matt-finish wall and floor units, tiled splashback, laminate flooring and utility cupboard; convenient downstairs WC; 3 bedrooms on the first floor - all with fitted storage; and a stylish shower room finished with white sanitary-ware, white wall tiles, and black, mirrored chip floor tiles. There is gas central heating with smart controls and double glazing. The loft space has been partially floored for additional storage and is accessed via a pull-down ladder.

Externally there is a lovely, mature rear garden with a raised patio area, and drying green; and to the front there is a lawn area with perimeter shrubs and there is lots of on street parking available.

Struthers Crescent is located in the Calderwood area of East Kilbride, just outside the town centre which has a fantastic selection of retails and leisure facilities. It is conveniently placed for local Primary and High Schools, and there is easy access to the East Kilbride Expressway A725, connecting the M74 and M8 motorways.

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ROOM MEASUREMENTS

Lounge: 5.60m (18' 4") x 3.60m (11' 10")

Kitchen: 5.60m (18' 4") x 3.50m (11' 6")

Downstairs WC: 2.10m (6' 11") x 2.10m (6' 11")

Bedroom 1: 4.10m (13' 5") x 3.10m (10' 2")

Bedroom 2: 4.12m (13' 6") x 2.60m (8' 6")

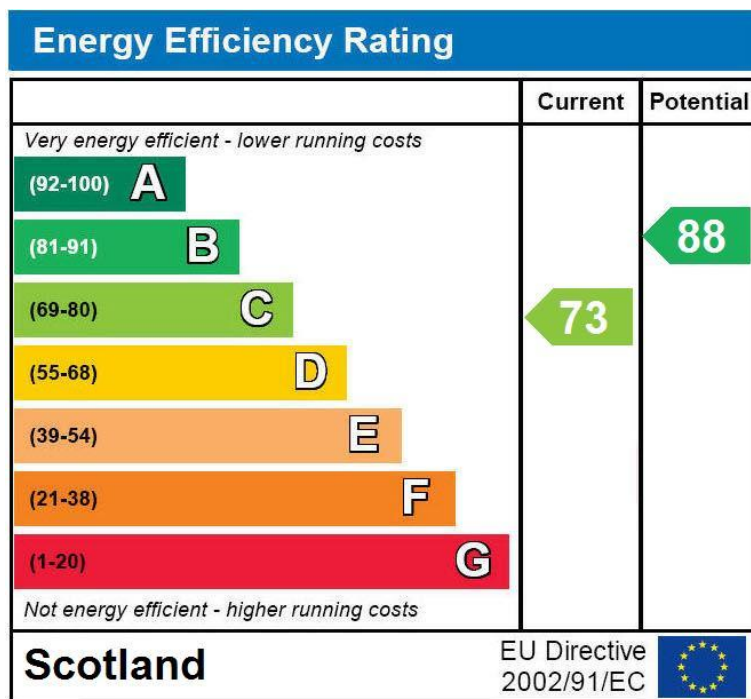
Bedroom 3: 2.80m (9' 2") x 2.40m (7' 10")

Shower Room: 2.00m (6' 7") x 1.70m (5' 7")

Front Porch: 2.10m (6' 11") x 2.10m (6' 11")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

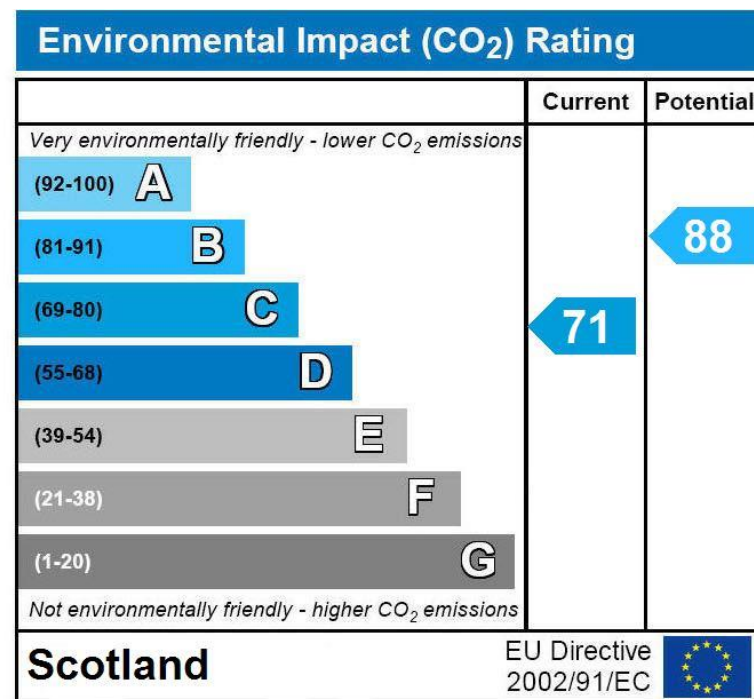


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (73)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (71)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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