



**Strathallan Wynd**  
East Kilbride, G75 8GU

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Strathallan Wynd  
East Kilbride  
G75 8GU

Detached

4 Bedrooms  
2 Receptions  
3 Bathrooms



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## KEY FEATURES

- Beautifully presented detached family home
- Lovely lounge with box bay window, laminate flooring and feature fireplace
- Open plan dining room with patio doors leading out to the rear garden
- Good sized modern kitchen with pastel green wall and floor units, breakfasting area
- Separate utility room / Downstairs WC / Integral garage
- 4 good sized bedrooms with the main one featuring an ensuite shower room
- Great plot location with a lovely back garden which has a lawn area paved patio, and decked patio. Driveway to the front
- Sought after location just outside East Kilbride town centre and also close to Hairmyres train station and highly regarded local schools
- Handy for transport links - close to A726, East Kilbride Expressway and M74
- EPC RATING : C - COUNCIL TAX BAND F

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Move On are delighted to present to the market this 4 bedroom detached home in East Kilbride - Strathallan Wynd.

This sizeable family home is tastefully decorated and in excellent condition throughout. The accommodation features: A great sized, living room with box-bay window, feature fireplace, grey laminate flooring and an archway leading to an open plan dining area which has patio doors leading out to the rear garden; a good sized kitchen with modern lime wall and floor units, contrasting grey worktops, breakfasting area, and a further set of patio doors leading out to the garden; separate utility room; downstairs WC; 4 double bedrooms with an ensuite in the main bedroom; and a tiled family bathroom. There is also an integral garage, double glazing, and gas central heating.

Externally the back garden is fully enclosed, with a lawn/drying green and 2 patio areas - one which is paved, and the other to the rear of the garden which is decked - perfect for enjoying the sunshine. The rear garden is a great size and has a high degree of privacy thanks to the favourable plot position within the estate, looking out over woodland to the rear. To the front, there is a tarmac driveway providing parking for 2-3 cars.

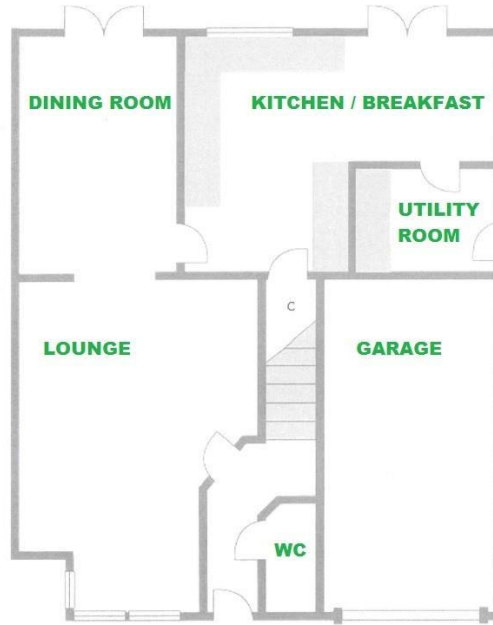
Strathallan Wynd is located in the sought after Kings Meadow estate in the desirable Hairmyres area of East Kilbride, Hairmyres train station, hospital, local primary and secondary schools are within walking distance. Nearby local amenities include the St James Centre, just 2 minutes away by car and around 10 minutes walk, which has a Supermarket, Chemist, Dental Practice, shops, restaurants, pubs and takeaways. East Kilbride town centre is nearby which has a comprehensive selection of retail outlets, shops, bars, restaurants, cinema and lots of leisure facilities. For those commuting by car, the A726 and East Kilbride Expressway are within easy reach connecting most locations easily within Glasgow and the West.

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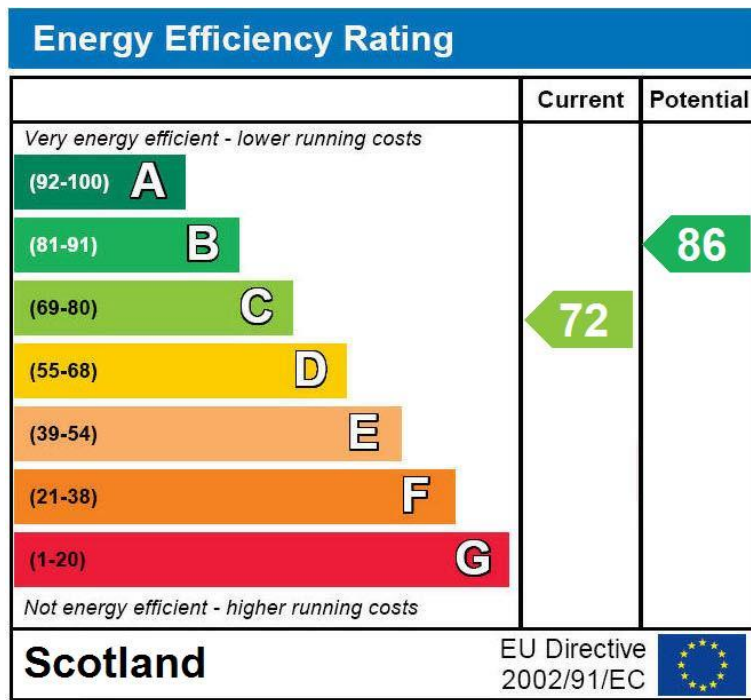
## ROOM MEASUREMENTS

- Lounge: 5.40m (17' 9") x 3.70m (12' 2")
- Dining Room: 3.39m (11' 1") x 2.47m (8' 1")
- Kitchen: 4.92m (16' 2") x 3.40m (11' 2")
- Downstairs WC: 1.65m (5' 5") x 0.96m (3' 2")
- Ensuite: 2.05m (6' 9") x 1.43m (4' 8")
- Bedroom 1: 3.61m (11' 10") x 3.28m (10' 9")
- Bedroom 2: 4.10m (13' 5") x 2.61m (8' 7")
- Bedroom 3: 4.48m (14' 8") x 2.66m (8' 9")
- Bedroom 4: 3.64m (11' 11") x 2.86m (9' 5")
- Bathroom: 2.35m (7' 9") x 1.87m (6' 2")



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.



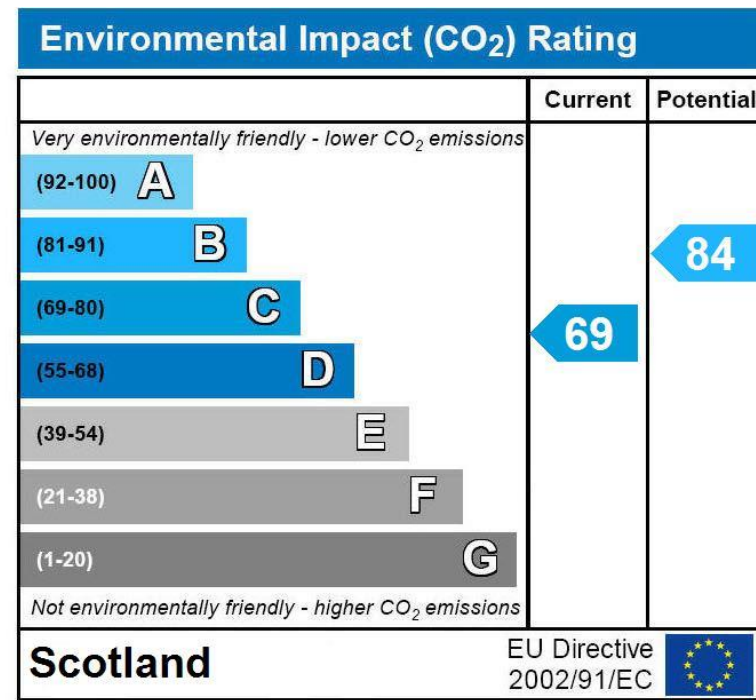


### Energy Efficiency Rating

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 (72)**. 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 (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (69)**. 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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