



Denholm Crescent

East Kilbride, G75 0HS

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First floor flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

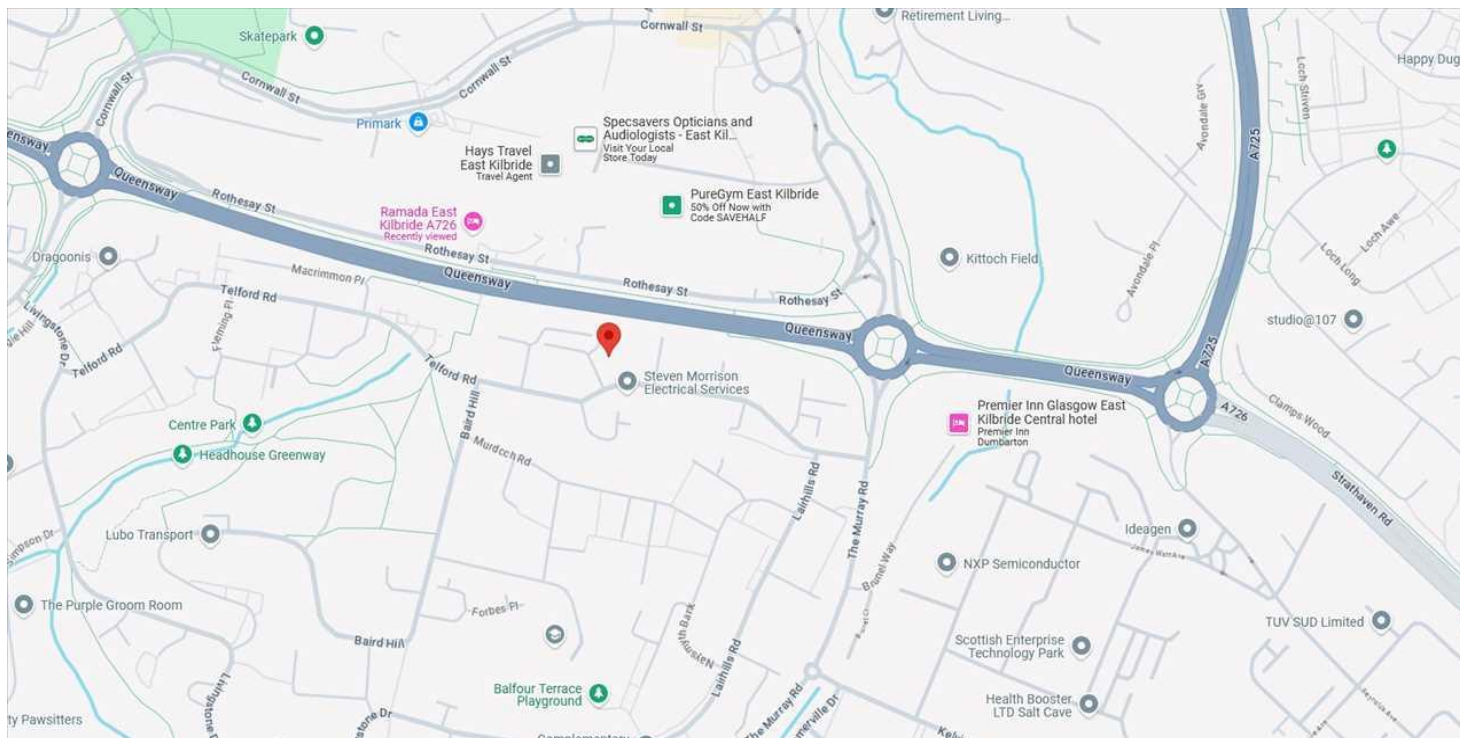
- Well-presented 1st floor flat, in walk-in condition. Freshly painted throughout and recently refitted carpets
- Bright lounge with dual aspect windows and balcony
- Modern kitchen with light oak coloured wall and floor units, contrasting worktops, tiled flooring & splashback and space for dining
- Fully tiled bathroom suite with shower over the bath
- 2 double bedrooms with fitted wardrobes in bedroom 1
- Further storage cupboards in the hallway
- Cul-de-sac location. Residents parking to the front and communal gardens to the rear
- Walking distance to town centre, shops, bars, restaurants, cinema and supermarkets as well as East Kilbride Train Station
- Easy access to A726 and East Kilbride Expressway as well as the M74 and M77
- COUNCIL TAX BAND: A - EPC RATING: C



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Denholm Crescent, East Kilbride, G75 0HS

Move On are delighted to present to the market this 2 bedroom, first floor flat in East Kilbride - Denholm Crescent.

This beautifully presented flat has been freshly painted throughout, with recently refitted carpets and is in true walk-in condition. This lovely home would make an ideal first time buy, buy to let, or suit those wishing to downsize.

The accommodation features: A bright, full length lounge with fresh neutral decor, carpeted flooring and access to a really cool balcony; modern fitted kitchen with light oak coloured wall and floor units, contrasting worktops, tiled splashback & flooring, and space for dining; 2 double bedrooms with fitted wardrobes in bedroom 1; further storage in the hallway; and a fully tiled bathroom suite with a shower over the bath. There is gas central heating and double glazing.

Externally there is parking for residents and guests to the front, and a communal garden area the rear.

Denholm Crescent is a popular location in The Murray, East Kilbride, close to local amenities and public transport links including East Kilbride train station. At the nearby shopping centre there is a large selection of retail facilities including all major retailers, supermarkets, cinema, ice rink gyms restaurants and bars. For those commuting by car, the A726 connecting the west, and the East Kilbride Expressway connecting the M74 and M8 motorways are just a few moments' drive.

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ROOM MEASUREMENTS

Lounge: 6.39m (21' 0") x 3.27m (10' 9")

Kitchen: 3.30m (10' 10") x 3.00m (9' 10")

Bedroom 1: 3.30m (10' 10") x 3.20m (10' 6")

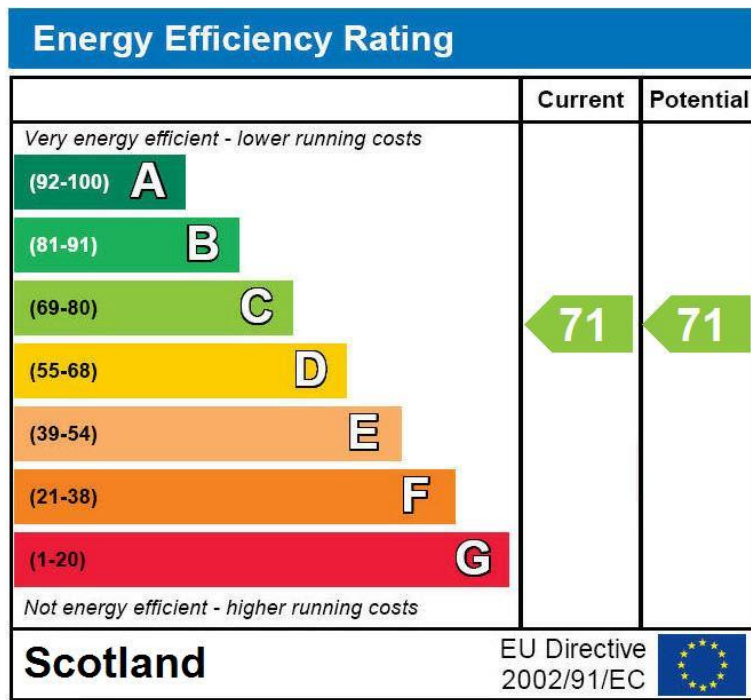
Bedroom 2: 3.30m (10' 10") x 3.20m (10' 6")

Bathroom: 1.80m (5' 11") x 1.70m (5' 7")



Floorplans are indicative only - NOT TO SCALE

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.

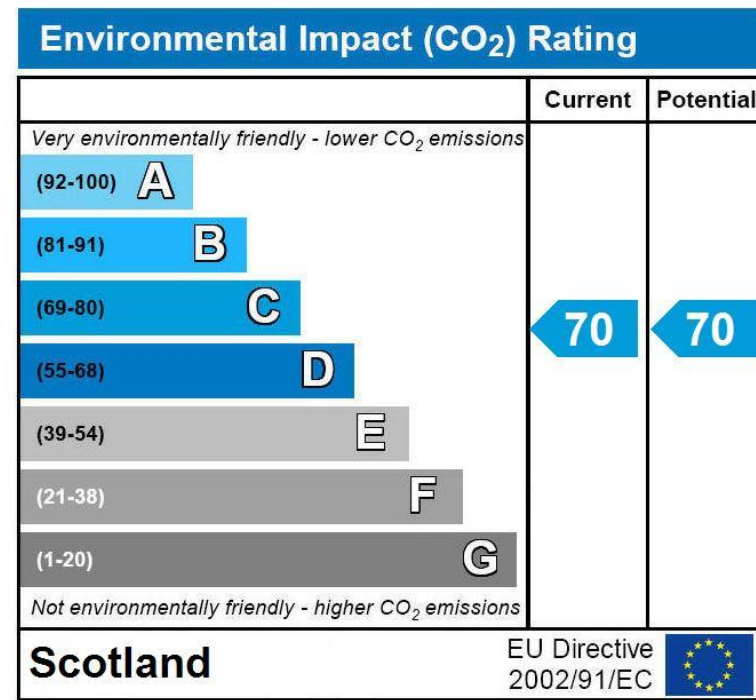


Energy Efficiency Rating

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 (71)**. 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 (70)**. 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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