



RESIDENCE

34 Mannering, East Kilbride, G74 3PA

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Viewing by appointment with Residence Hamilton  
T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG



## 3 Bedroom | 1 Public Room | 1 Bathroom



A three-bedroom mid-terrace villa offering accommodation over two levels and requiring a degree of modernisation and upgrading throughout.

The property is a good opportunity for a developer or Investor.

The property comprises an entrance hallway, a lounge, and a kitchen on the ground floor. On the upper level, there are three bedrooms and a bathroom.

Externally, the property benefits from gardens to the front and rear.

Situated in Calderwood, the property is ideally located for all local amenities, including primary and secondary schools, sports and recreational facilities, and regular bus services. It offers convenient access to the Town Centre, Village, East Kilbride Train Station, and Kingsgate Retail Park. Commuters will appreciate the easy connection to the M74 and M77 motorways, making this an excellent location for travel.



936.00 sq ft | EER = C



RESIDENCE



## Manning



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.