

Joyce Heeps Homes Ltd
E.K. Business Park
14 Stroud Road
East Kilbride
G75 0YA



Polden Avenue, Lindsayfield, East Kilbride, G75 9GX

Joyce Heeps Homes are delighted to market this stylish three-bedroom semi-detached villa with driveway, built by Miller Homes within the desirable Lindsayfield area. It is convenient for local schools, all local amenities and transport links.



Features

Immaculate

Monobloc Driveway

Downstairs WC

Maintained to a very high standard

Ensuite shower room

Stylish bathroom

Gas central heating (boiler 2 years old)

UPVC double-glazing

East Kilbride's Local Estate Agent

www.joyceheepshomes.com
info@joyceheepshomes.co.uk

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Description

This stylish three-bedroom semi-detached villa built by Miller Homes, is a credit to the current owners and is very tastefully decorated and maintained to a high standard throughout.



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The ground floor comprises of the welcoming entrance porch, bright and spacious lounge with box bay window, modern fitted dining kitchen which overlooks and leads to the rear garden, and downstairs cloaks WC.



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The stylish dining kitchen which overlooks and leads to the rear garden, has shaker style base and wall cabinets, integrated electric oven, gas hob, and has space for freestanding appliances.



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**Joyce Heeps
HOMES**

01355 571883

The upper level comprises of three well-proportioned bedrooms, ensuite shower room with thermostatic shower, and modern family bathroom. There is ample storage, and the loft can be accessed from the upper landing.



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The front of the property has a monobloc driveway and is laid to lawn. The enclosed rear garden is laid to lawn, has a patio area with loose chips and is surrounded by timber perimeter fencing.



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The council tax band is D

Location

The property is located within Lindsayfield, an area which is fast becoming one of the most popular areas for young families, and convenient for all local amenities, transport links, and primary and secondary schools. It is well connected to the wider East Kilbride area and Glasgow City Centre via regular bus and rail services. East Kilbride offers extensive high street shopping, entertainment, and sporting facilities.



Measurements

Lounge	16'5" x 14'4"	Ensuite	7'5" x 4'11"
Dining Kitchen	16'5" x 10'7"	Bedroom	9'11" x 8'9"
Cloaks WC	8'3" x 6'4"	Bedroom	9'11" x 7'4"
Bedroom	9'11" x 9'3"	Bathroom	6'2" 6'3"

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For more information or to advise your interest please contact:

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No tests have been made of services, equipment or fittings. No warranty is given or implied as to the condition of buildings services, fixtures, fittings etc. All measurements, distances and acres are approximate. Fixtures, fittings and other items are not included unless specified.



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