

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



## **Eden Grove, Gardenhall, East Kilbride, G75 8XU**

Joyce Heeps Homes are delighted to market this architecturally designed four-bedroom split-level detached villa situated within a highly desirable pocket within Gardenhall. It is convenient for all local amenities, highly regarded schools, Hairmyres Train Station, regular bus services and motorway network.



### **Features**

Cul de sac

Detached double garage

Multiple car driveway

Open plan kitchen/dining to include all integrated appliances

UPVC double-glazing

Gas central heating

Private enclosed rear garden

Convenient for Hairmyres Train Station

Convenient for primary and secondary schools

## **East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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### **Description**

This deceptively spacious four-bedroom detached villa is set within a cul-de-sac and offers spacious and flexible living over two levels.



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The entrance level comprising of the welcoming entrance hallway, bright spacious lounge, four double bedrooms, and stylish Ensuite shower room and family bath/shower room.



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The stairway leads down to the family room, which overlooks and leads to the rear garden, very well-equipped open plan kitchen/dining room, utility room and Cloaks and WC.



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The property is maintained throughout to a high standard, has ample storage and the loft can be accessed from the hallway on the entrance level.



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**Joyce Heeps  
HOMES**

01355 571883

The front garden is laid to lawn with a multiple car monobloc driveway to the side leading to the detached double garage. The very private enclosed rear garden is laid to lawn, has a timber decked area



with balustrade and is surrounded by mature perimeter conifer hedging.



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**The council tax band is G**

**Location**

The property lies within a highly desirable cul-de-sac within Gardenhall convenient for Hairmyres Train Station and St James Centre. It is convenient for primary and secondary schools, sports and recreational facilities, and East Kilbride Town Centre and retail parks. It is also well connected to the wider East Kilbride area, Glasgow City Centre, and the motorway network.



**Measurements**

Lounge	15'10" x 13'7"
Bedroom 1	12'9" x 11'2"
En Suite	6'9" x 3'0"
Bedroom 2	12'0" x 11'5"
Bedroom 3	11'4" x 10'8"
Bedroom 4	10'4" x 9'7"
Bathroom	9'5" x 8'2"

**Lower ground level**

Family Room	13'10" x 13'2"
Kitchen/Dining Room	18'11" x 14'7"
Utility Room	9'8" x 5'5"
Cloaks WC	5'6" x 3'3"

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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**East Kilbride**  
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**Tel: 01355 571 883**  
**Email: [joyce@joyceheepshomes.co.uk](mailto:joyce@joyceheepshomes.co.uk)**

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