

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



Basil Grove, Hudson Bay, East Kilbride, G75 8ZZ

Joyce Heeps Homes are delighted to market this larger style four-bedroom detached villa built by Barratt Homes with multiple car driveway, integral garage and many features listed. It is close to all local amenities, Primary and Secondary Schools and Hairmyres Train Station.



Features

Multiple car monobloc driveway

Integral garage

Electric car charging point & outside tap

Well equipped kitchen to include integrated appliances.

Utility room

Cloaks WC, En suite shower room & family bathroom

4 double-bedrooms all with fitted wardrobes

Gas central heating

UPVC double-glazing

East Kilbride's Local Estate Agent

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

Joyce Heeps Homes Ltd

E.K. Business Park
14 Stroud Road
East Kilbride
G75 0YA



**Joyce Heeps
HOMES**

01355 571883

Description

Situated in the Hudson Bay Development built by Barratt Homes is this spacious four-bedroom detached villa with many features listed.



East Kilbride's Local Estate Agent

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

Joyce Heeps Homes Ltd

E.K. Business Park
14 Stroud Road
East Kilbride
G75 0YA



01355 571883

It comprises on the ground level of the welcoming hallway, spacious lounge, dining area, breakfasting kitchen, utility room, and Cloaks WC.



East Kilbride's Local Estate Agent

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

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



The kitchen has birch effect cabinets, and includes the integrated electric oven, gas hob, extractor, and has space for all freestanding appliances.



East Kilbride's Local Estate Agent

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

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



East Kilbride's Local Estate Agent

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

Joyce Heeps Homes Ltd

E.K. Business Park
14 Stroud Road
East Kilbride
G75 0YA



**Joyce Heeps
HOMES**

01355 571883

The upper level comprises of four double bedrooms, all with fitted wardrobes, en suite shower room and modern family bathroom.



East Kilbride's Local Estate Agent

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

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



The en suite shower room has a thermostatic shower. The modern family bathroom has vanity storage, and both the en suite shower room and family bathroom have partial tiling to the walls and tiled floors.



East Kilbride's Local Estate Agent

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

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



The property is tastefully decorated in neutral tones throughout, there is ample storage, and the loft can be accessed from the fourth bedroom.



East Kilbride's Local Estate Agent

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

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



The front garden is laid to lawn with a multiple car driveway to the front and side, with gate to the enclosed rear garden. The rear garden is laid to lawn, with a timber decked patio with balustrade and is surrounded by timber perimeter fencing.



East Kilbride's Local Estate Agent

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

The council tax band is E

Location

The property is situated within the Hudson Bay Development built by Barratt Homes. It is convenient for Hairmyres Train Station, regular bus services to Glasgow City Centre and the motorway network. It is close to all local amenities, sports, and recreational facilities and both primary and secondary schooling. East Kilbride boasts a wide and varied range of shops and amenities, including sports centres and numerous recreational facilities.



Measurements

Lounge	14'7" x 12'3"	En suite	4'6" x 3'10"
Dining room	11'2" x 8'0"	Bedroom 2	9'5" x 9'0"
Breakfasting kitchen	11'2" x 10'9"	Bedroom 3	8'5" x 12'9"
Utility room	7'9" x 5'1"	Bedroom 4	11'9" x 8'9"
Cloaks WC	3'7" x 5'1"	Bathroom	7'2" x 6'2"
Bedroom 1	11'8" x 9'4"		

East Kilbride's Local Estate Agent

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



Joyce Heeps Homes Ltd.

For more information or to advise your interest please contact:

Joyce Heeps Homes Ltd
East Kilbride Business Park
Stroud Road
East Kilbride
G75 0YA

Tel: 01355 571 883
Email: joyce@joyceheepshomes.co.uk

Please note that this schedule has been prepared by us, based on the information provided by our client. Photographs and text are for illustrative purposes only. We believe them to be correct, however, no guarantee is offered or implied. If there is any aspect of this schedule that you wish clarified or that you find misleading, please contact our office where further information is available.

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.



East Kilbride's Local Estate Agent

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