

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



Wattle Lane, Ballerup Village, East Kilbride, G75 9FQ

Joyce Heeps Homes are delighted to market this immaculate two bedroom linked detached villa with multiple car driveway. The property is set within the desirable Ballerup Village, convenient for all local amenities.



Features

Multiple car driveway with EU charger

Freshly decorated throughout.

Sun terrace from lounge

Stylish kitchen to include integrated appliances.

Family Shower Room

Master En-suite

Downstairs Utility/Cloaks

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



Description

This two-bedroom linked detached villa has been upgraded throughout and is a credit to the current owner.



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

It comprises on the entrance level of the hallway, two double bedrooms, master with En-suite shower room, and downstairs utility/cloaks room.



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



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 stairway leads to the lounge with Paris balcony, leading to the sun terrace, the stylish and very well-equipped kitchen, and family shower room.



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 modern kitchen has a range of white high gloss base and wall cabinets and includes many integrated 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



The property is tastefully decorated in neutral tones throughout and allows access to the loft from the upper landing.



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

It is set within low maintenance gardens; the front garden has loose chips and a multiple car monobloc driveway. The enclosed rear garden is laid to lawn with mature plants and shrubs, has raised patio area 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 D

Location

The property lies within Ballerup Village, a private development very popular with young families. It is close to local shops including Morrison Supermarket and Petrol station and Oyster Catcher family bar restaurant. The area is located allowing access to East Kilbride's Town Centre where extensive high street shopping is available. There are bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland and an impressive range of entertainment and sporting facilities are located in the town. East Kilbride also boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.



Measurements

Lounge 12'2" x 11'4"

En-Suite 5'5" x 5'10"

Kitchen 11'8" x 8'5"

Bedroom 2 10'4" x 8'5"

Shower Room 7'2" x 5'4"

Utility/Cloaks 5'10" x 4'10"

Bedroom1 11'4" x 8'9"

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 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