

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



Angus Avenue, Calderwood, East Kilbride, G74 3TT

Joyce Heeps Homes are delighted to market this substantially extended three-bedroom terraced villa which is well maintained and has many features listed. It is close to all local amenities, regular bus services, primary and secondary schools, sports and recreational facilities, Town Centre and Kingsgate Retail Park.



Features

Roof replaced on 2010

Substantially extended property

Fully floored and lined loft with fixed stairway

Kitchen to include integrated appliances

Family room/home office

Modern family bathroom & En suite shower room

Private enclosed rear garden

Regular bus services

Convenient for Town Centre Village and Retail Parks

Gas central heating & UPVC double-glazing

East Kilbride's Local Estate Agent

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

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Description

Located within a popular pocket very close to all amenities is this well maintained and substantially extended three-bedroom terraced villa, offering flexible accommodation.



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It comprises on the ground level of the hallway, spacious lounge/dining room, modern fitted kitchen, and family room/home office.



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The kitchen has shaker style cabinets and includes the integrated electric oven, gas hob, American style fridge freezer, and has space for all freestanding appliances.



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**Joyce Heeps
HOMES**

01355 571883

The upper level comprises of three bedrooms all with fitted wardrobes, the En suite shower room, the stylish family bathroom.



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The property is decorated throughout in neutral tones, has ample storage and the fully floored and lined loft with velux windows can be accessed from the 3rd bedroom which is currently a dressing room.



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The family bathroom has a thermostatic rainwater shower over the bath with fixed glass screen, and vanity storage.



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The En suite shower room also has a thermostatic shower and vanity storage.



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The front garden is laid to lawn with loose chip borders. The rear garden has timber decking, slab patio areas and is surrounded by timber fence and mature hedging.



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The council tax band is D

Location

The property is within Calderwood, close to all local amenities, primary and secondary schools, and regular bus services. It is convenient for East Kilbride Town Centre, Village, and Kingsgate Retail Park offering high street shopping and the town boasts a wide and varied range of amenities including schools both primary and secondary, several Sports Centres, swimming pools, and major road and rail links linking West Central Scotland and beyond.



Measurements

Lounge/dining room 22'5" x 12'7"
narrowing to 10'0"

Family room 7'9" x 8'8"

Kitchen 17'7' X 8'10'

Bedroom 1 10'11" X 9'4'

En suite shower room 10'0" x 3'7"

Bedroom 7'10" x 10'2"

Bedroom 7'10" x 7'6'

Bathroom 6'3" x 6'4"

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For more information or to advise your interest please contact:

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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.



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