

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



Loch Laxford, St Leonards, East Kilbride, G74 2DL

Joyce Heeps Homes are delighted to market this rarely available immaculate three-bedroom end-terraced town house with integral garage is well maintained throughout, and in a popular pocket ideal for young families. It is close to highly regarded schools, sports and recreational facilities, regular bus services, local shops, Town Centre, and Village.



Features

Immaculate

Garage

UPVC double-glazing

Gas central heating

Freshly decorated.

Modern dining kitchen

Modern family bathroom

Enclosed rear garden.

Close to local shops and regular bus services

Convenient for Town Centre and Village

East Kilbride's Local Estate Agent

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

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Description

This three-bedroom end terraced town house is a credit to the current owners and is very well maintained throughout. It offers flexible living accommodation over three levels. Entry on the ground level comprises of the welcoming hallway which is currently being used as a study area and has utility room/cupboard.



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**Joyce Heeps
HOMES**

01355 571883

The first floor gives access to the enclosed sunny rear garden. It comprises of bright and spacious lounge and modern fitted dining kitchen.



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The kitchen overlooks the rear garden, has cream style cabinets, it includes the integrated double electric oven gas hob, and has space for all freestanding appliances.



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The second level comprises of three well-proportioned bedrooms, all with ample storage and modern family bathroom.



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The property is freshly decorated throughout in neutral tones, has ample storage and the loft can be accessed from the upper landing.



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The enclosed rear garden is laid to lawn, there is a slab patio area and is surrounded by conifer hedging.



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**Joyce Heeps
HOMES****01355 571883****The council tax band is C****Location**

The property is within St Leonards close to all local amenities to include primary and secondary schools, and local shops. It is well connected to the wider East Kilbride area and Glasgow City Centre via regular bus services. East Kilbride's town centre is easily accessible, entertainment, and sporting facilities and the town boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.

Measurements

Lounge	19'5" x 14'7"	Bedroom	10'9" x 6'5"
Kitchen	8'4" x 12'5"	Bedroom	11' x 6'3"
Bedroom	10'12" x 9'9"	Bathroom	5'6" x 6'6"

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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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