

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



## **Wellesley Crescent, Hairmyres Park, East Kilbride, G75 8TS**

Joyce Heeps Homes are delighted to market this architecturally designed five-bedroom detached villa which is sited within the highly desirable Hairmyres area. It is very well maintained, with some of the original architectural features and set within mature and well stocked gardens. Close to Hairmyres Train Station, regular bus services and near Primary and Secondary schools, as well as sports and recreational facilities.



### **Features**

Highly desirable area

Downstairs shower room

Family bathroom & separate shower room

Breakfasting kitchen which includes integrated appliances.

Utility room

Spacious sunny lounge

Formal dining room

Monobloc driveway to integral garage with remote control door

Mature, well stocked gardens

Close to Hairmyres Train Station

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

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### **Description**

This spacious five-bedroom detached villa was architecturally designed and built in the 1970's. It has been lived in by the original owner and their family until recently.



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The property comprises on ground level; a sun porch leading to the hallway; a bright and spacious lounge overlooking the front garden; formal dining room; breakfasting kitchen; laundry room & shower room.



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The breakfasting kitchen is accessed via the hallway, leading to the laundry room that overlooks the rear garden. The kitchen has high gloss grey cabinets, a contrasting worksurface which includes an integrated electric oven, gas hob and dishwasher.



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The downstairs shower room and WC has a thermostatic rainwater shower, sink, vanity storage and a heated towel rail.



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Off the hallway are two family rooms. One large sunny living room looks out onto the front garden, the other is a smaller formal dining room looking out onto the back patio.



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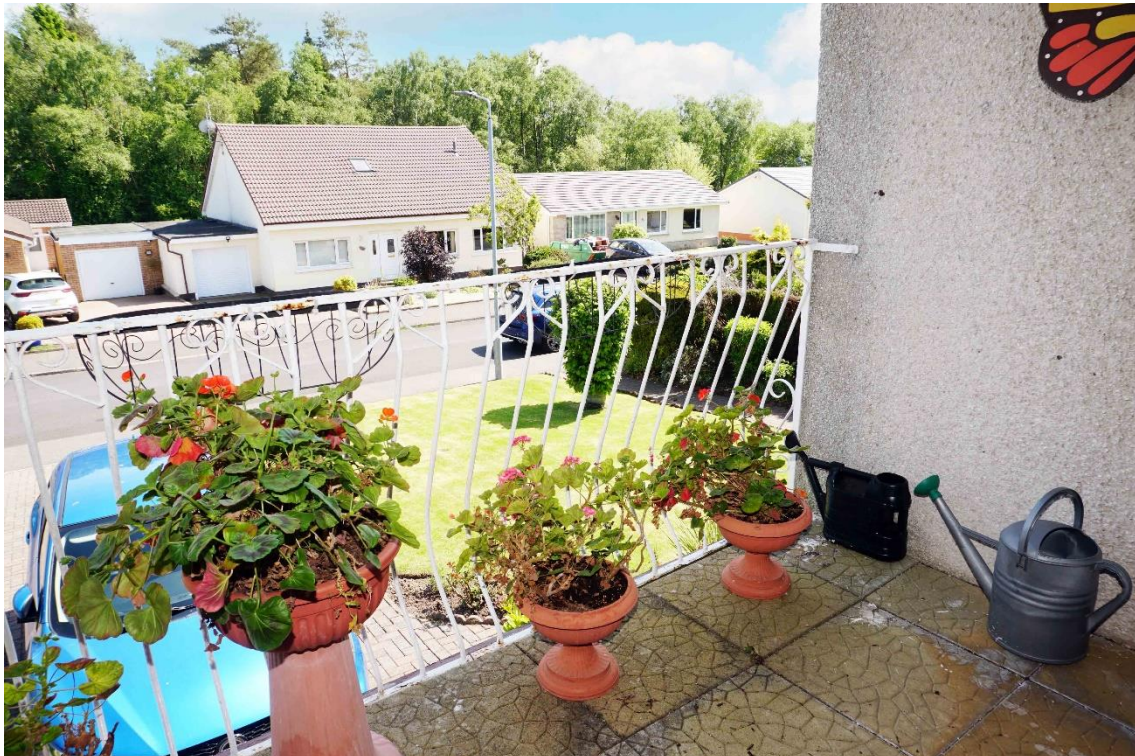
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The hall stairway leads to the office/5th bedroom with sun balcony accessed from the mid landing.



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The stairway then leads from the mid landing up to four spacious double bedrooms all with fitted wardrobes. This floor also has a separate shower room and family bathroom.



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The family bathroom has a spa bath and hand-held shower, vanity storage and a heated towel rail. Next to the master bedroom is a walk-in shower cubicle with electric shower.



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Although the property requires some modernisation it is well maintained both internally and externally. It is decorated in neutral tones, has ample storage, with a loft that can be accessed from the upper landing.



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The villa is set within landscaped, mature and well stocked gardens to the front and rear of the property. There is a multiple car monobloc driveway leading to a single integral garage with remote control door.



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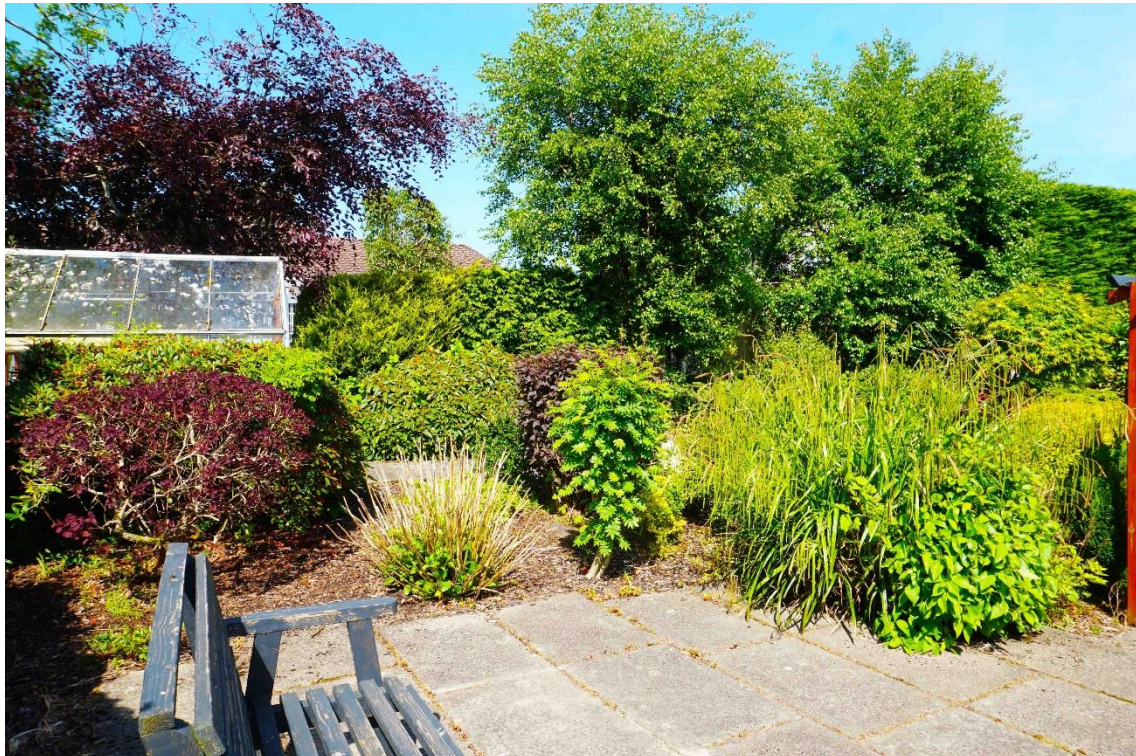
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The front garden is laid to lawn with a selection of mature plants and shrubs. The very private enclosed and much-loved rear garden is laid to lawn, has a crazy paved patio area, further patio areas, and has a selection of mature plants and shrubs, carefully chosen and planted over many years.



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**The council tax band is G**

**Location**

The property is set within Hairmyres a short walk to Hairmyres Train Station, convenient for East Kilbride's Town Centre and Retail Parks. There are regular bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland as well as an impressive range of entertainment, recreational and sporting facilities. East Kilbride also boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.



**Measurements**

Sun Porch 6'5" x 8'10"

Lounge 17'7" x 24'3"

Dining room

Kitchen 15'0" x 12'1"

Laundry room 6'9" x 8'9"

Shower room 6'5" x 8'10"

Bedroom/office 14'3" x 8'9"

Bedroom 17'1" x 9'10"

Bedroom 13'10" x 12'0"

Bedroom 14'6" x 12'1"

Bedroom 14'7" x 9'9"

Family bathroom 6'3" x 5'10"

Shower room 2'10" x 4'10"

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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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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