

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



New Plymouth, Original Newlandsmuir, East Kilbride, G75 8QB

Joyce Heeps Homes are delighted to market this substantially extended four-bedroom terraced villa with garage and parking to rear, which is maintained to a very high standard and in a desirable pocket. It is close to primary and secondary schools, sports and recreational facilities, Hairmyres Train Station, and regular bus services.



Features

Extended to rear.

Oak internal doors

Garage & private parking to rear

4th bedroom/dining area & sunroom

Roof replaced 13 years ago & rewired.

Well equipped kitchen including integrated appliances.

Re-roughcast & landscaped front and rear gardens

Convenient for Hairmyres Train Station

UPVC double-glazing & gas central heating.

East Kilbride's Local Estate Agent

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

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Description

Located in a much sought-after pocket convenient for Hairmyres train station is this extended three/ four-bedroom terraced villa with garage and private parking to rear, and many features listed.



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It comprises on the ground level of the welcoming hallway, bright and spacious lounge, well equipped breakfasting kitchen, dining area, and sunroom (4th bedroom).



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01355 571883

The extended and well-equipped kitchen has a vaulted ceiling with Skylight windows.

It has oak cabinets, contrasting worksurface and breakfast bar, and includes the integrated double electric oven, induction hob, dishwasher, granite sink, and has space for freestanding fridge freezer.



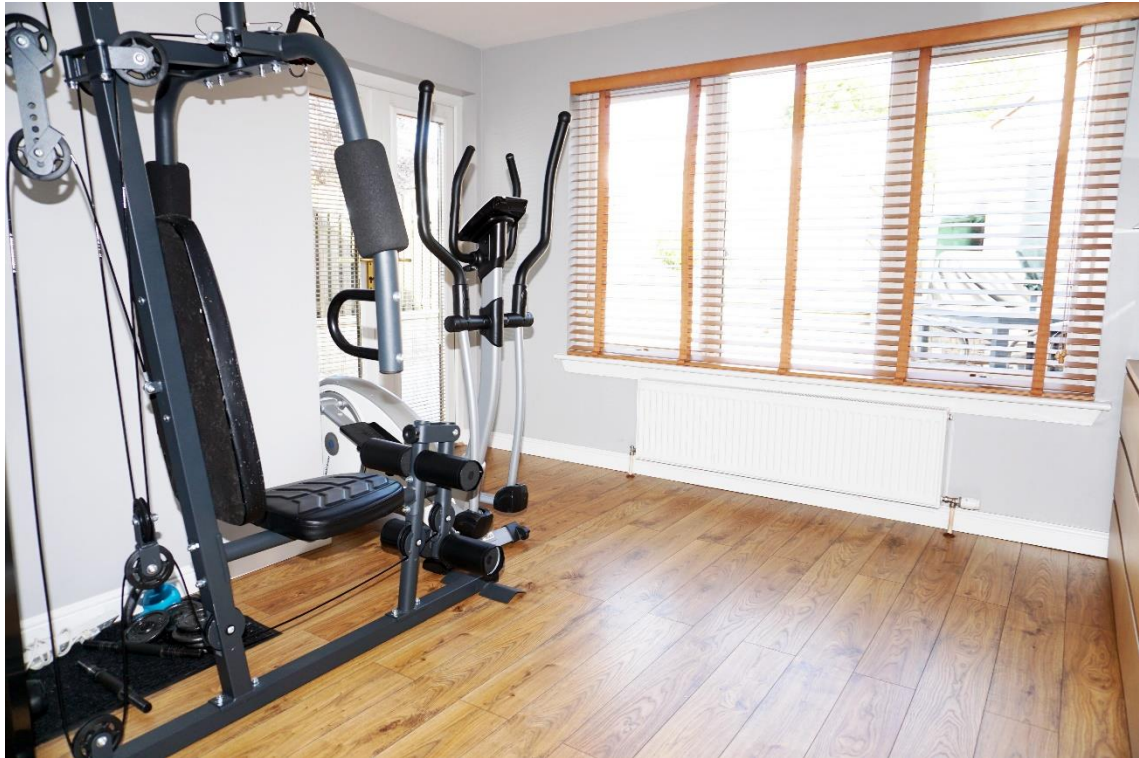
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The dining area leads to the sunroom with French doors to the rear garden, the area could be used as a 4th bedroom.



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The upper level is accessed via the hallway and has three well-proportioned bedrooms and stylish shower room.



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The shower room has tiling to the walls and floor, a walk-in shower enclosure with fixed glass screen and thermostatic shower. There is a heated towel rail and vanity storage.



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The property is very tastefully decorated, with oak internal doors throughout, it has ample storage, and the loft can be accessed from the upper landing.



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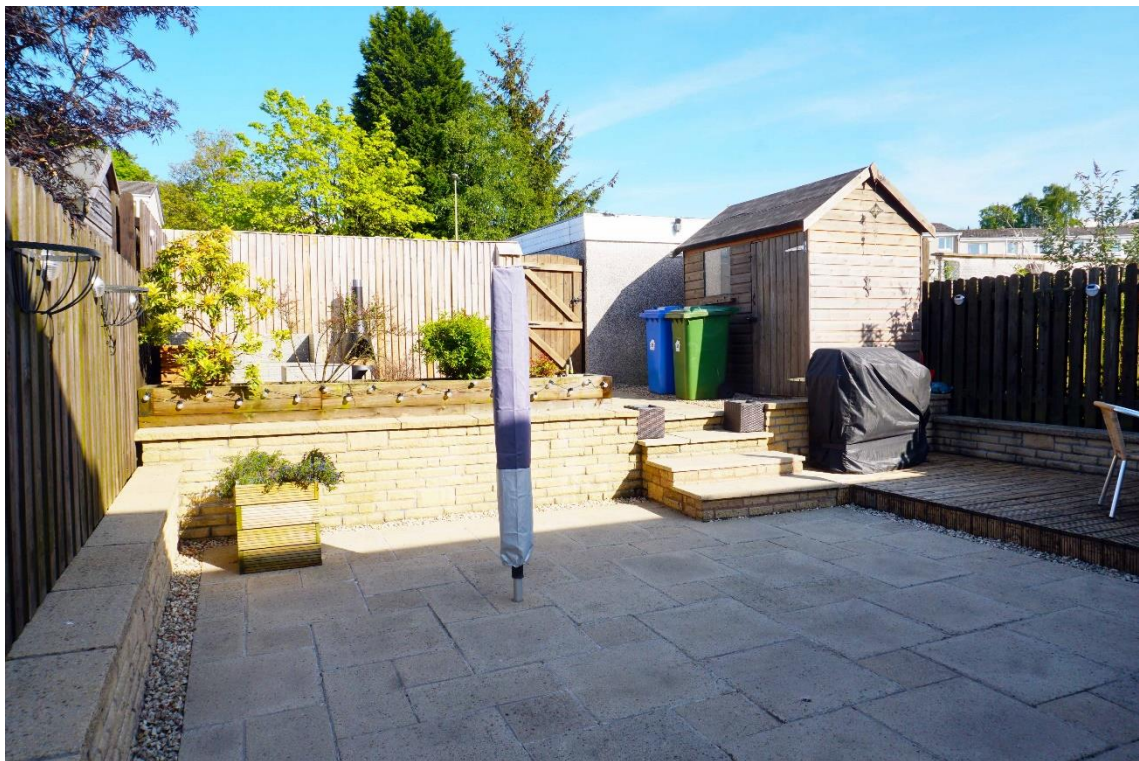
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The front garden has loose chips and timber planter with mature shrubs, and a timber decked patio area. The low maintenance rear garden has a timber decked patio area, slab patio area, a planter with mature shrubs. There is a gate leading to the private parking area and to the garage.



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The council tax band is D

Location

The property lies within Original Newlandsmuir, a highly desirable pocket allowing easy access to Hairmyres Train Station, East Kilbride's Town Centre, and retail parks where high street shopping is available. There are regular bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland and an impressive range of entertainment and sporting facilities. East Kilbride also boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.



Measurements

Lounge	17'6" x 11'5"	Bedroom	11'10" x 11'7"
Kitchen	14'3" x 14'10"	Bedroom	12'3" x 8'10"
Dining area/bed 4	12'2" x 9'0"	Bedroom	10'2" x 6'9"
Sunroom	10'7" x 9'10"	Shower room	6'1" x 8'5"

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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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