

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



Avondale Avenue, Village, East Kilbride, G74 1NT

Joyce Heeps Homes are delight to market this substantially extended four-bedroom traditional detached bungalow. Set in the prestigious Avondale Avenue it is close to East Kilbride Train Station, Village, Town Centre, highly regarded schools, and sports and recreational facilities.



Features

Traditional / substantially extended.

Outbuilding/Gym/Office space

Multiple car driveway

Kitchen to include integrated appliances.

Laundry room

Spacious en suite bath/shower room & family bathroom

Close to Train Station, Village and Town Centre

Close to highly regarded schools

Gas central heating

East Kilbride's Local Estate Agent

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

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**Joyce Heeps
HOMES**

01355 571883

Situated within the prestigious Avondale Avenue, is this substantially extended, traditional bungalow.

It comprises of the welcoming entrance vestibule and hallway, spacious lounge with box bay window, dining area, fitted kitchen, conservatory, laundry room, four well-proportioned bedrooms, En suite bath/shower room, and family bathroom.



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The kitchen has beech effect cabinets and includes the integrated double electric oven, five burner gas hob and extractor, and dishwasher.



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The family bathroom has a traditional style suite, tiling to the walls and floor, and corner bath with electric shower.



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The luxury En suite bath/shower room has a spa bath, corner cubicle with thermostatic shower, and vanity storage.



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The property is decorated in neutral tones, has ample storage and the fully floored and lined loft can be accessed via the fixed stairway accessed from the cupboard in the laundry room.

The front garden is laid mainly to lawn with mature planted border and monobloc driveway to the side giving access to the rear garden. The rear garden is low maintenance having monobloc paving, a raised lawn and is surrounded by timber fencing. It further benefits



from having a brick built out building with mains electricity suitable for a home office.

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Council Tax Band: G

Measurements

Lounge	15'3" x 11'11"	Bedroom	13'5" x 15'0"
Dining area	12'0" x 9'10"	Bedroom	13'5" x 15'0"
Kitchen	13'6" x 13'1"	Bedroom	11'6" x 10'8"
Conservatory	14'4" x 5'6"	En suite	8'10" x 10'8"
Laundry room	13'8" x 5'10"	Bathroom	6'0" x 8'0"
Bedroom/office	8'3" x 10'7"		

Location

The property is situated within a prestigious pocket very close to East Kilbride Town Centre, Village and Train Station. It is close to highly regarded primary and secondary schools and pre-school nurseries. The village, which is close at hand, boasts a wide variety of bars, restaurants, and local amenities. East Kilbride Town Centre, Village and Kingsgate Retail Park are close at hand offering high street shopping, and an impressive range of entertainment and sporting facilities are nearby. It benefits from regular bus and rail services connecting to the wider East Kilbride and Glasgow areas and other destinations throughout West and Central Scotland and is within easy reach of the M77 and M8 motorway networks.

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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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