

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



Burnside View, Lindsayfield East Kilbride, G75 9FZ

Joyce Heeps Homes are delighted to market this spacious four-bedroom detached villa with conservatory and integral garage. Lindsayfield is a desirable area very popular with families and within easy reach of all amenities, regular bus services, and Hairmyres Train Station.



Features

Solar panels
Driveway & integral garage
Conservatory
4 double bedrooms
Spacious lounge & formal dining room
Cloaks WC, family bathroom & en suite
shower room

Kitchen to include integrated
appliances.
Utility room
Gas central heating
UPVC double-glazing.
Very private landscaped rear garden

East Kilbride's Local Estate Agent

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

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**Joyce Heeps
HOMES**

01355 571883

The Cumbrae is a spacious four-bedroom detached villa built by Dawn Homes and is in desirable pocket within Lindsayfield.

It comprises on the ground level of the hallway, spacious lounge, formal dining room, conservatory, breakfasting kitchen, utility room and cloaks WC.



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The kitchen has beech effect cabinets, it includes the integrated electric oven, gas hob, extractor, and has space for all freestanding appliances.



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The upper level comprises of four well-proportioned double bedrooms, en suite shower room, and family bathroom.



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The en suite shower room has an electric shower and vanity storage, and the family bathroom has a hand-held shower over the bath, and vanity storage.



The property has neutral décor throughout, more than ample storage and the loft can be accessed from the upper landing.

The front garden is laid to lawn with mature plants and shrubs and a loose chip driveway leading to the integral garage. The very



secluded rear garden has ceramic slab patio and pathway, a covered Pergola, and has a good selection of mature plants and shrubs.

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Council Tax Band: F

Measurements

Lounge	12'2" x 15'6"	Bedroom	10'8" x 12'3"
Dining room	9'5" x 9'11"	En suite	4'9" x 7'0"
Conservatory	11'5" x 9'5"	Bedroom	9'6" x 12'3"
Kitchen	9'5" x 12'8"	Bedroom	12' 4" x 9' 7"
Utility room	5'2" x 9'10"	Bedroom	9'5" x 10'4"
Cloaks WC	5'3" x 2'6"	Bathroom	6'3" x 6'11"



Location

The property lies within Lindsayfield, which is becoming increasingly popular with young families. It is developing at a quick pace with a large supermarket and petrol station, retail units and family friendly bar/ restaurant and is conveniently located for both primary and secondary schools. East Kilbride has a wide range of entertainment and sporting facilities, retail shops, restaurants, and bars. It also offers excellent transport links with regular bus and rail services connecting to Glasgow City Centre and motorway links making it popular with commuters.

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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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