

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



Geddes Hill, Calderwood, East Kilbride, G74 3LG

Joyce Heeps Homes are delighted to market this three-bedroom terraced villa which is upgraded and maintained to the highest standard. It is in a popular pocket close to all local amenities, regular bus services, primary and secondary schools, and sports and recreational facilities.



Features

UPVC windows and doors throughout

Newly fitted kitchen to include integrated appliances.

New stylish bathroom

Downstairs Cloaks/WC

Gas central heating

Conservatory

Ample Parking

Sunny enclosed rear garden

Fully floored loft

East Kilbride's Local Estate Agent

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

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**Joyce Heeps
HOMES**

01355 571883

Description

This three-bedroom terraced villa is a credit to the current owners and is maintained to a very high standard throughout.



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The ground floor comprises of the welcoming entrance hallway, bright and spacious lounge, downstairs cloaks WC, newly fitted kitchen, and conservatory.



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The newly fitted kitchen overlooks the rear garden and leads to conservatory, has navy style cabinets, and includes many integrated appliances.



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The upper level comprises of three well-proportioned bedrooms, all with ample storage and fully tiled stylish shower room.



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



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It is set within easily maintained gardens to both front and rear. The front garden is laid to lawn and has slabbed pathway with loose chips.



The sunny enclosed rear garden has paved area, raised decking, and surrounded by mature hedging.

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The council tax band is C

Location

The property is situated within a popular pocket within Calderwood allowing easy access to regular bus services, local shops, East Kilbride Town Centre. There are a wide variety of bars, restaurants and all local amenities including highly regarded primary and secondary schools. 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.



Measurements

Lounge	11'11" x 18'4"	Bedroom	12'1" x 10'3"
Kitchen	11'6" x 13'9"	Bedroom	8'3" x 13'6"
Cloaks W.C.	4'6" X 4'2"	Bedroom	8'8" x 7'9"
Conservatory	9'9" x 12'7"	Shower Room	5'5" x 6'2"

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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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