E.K. Business Park 14 Stroud Road East Kilbride G75 0YA



# Falkland Drive, West Mains, East Kilbride, G74 1JE

Joyce Heeps Homes are delighted to market this three-bedroom semi-detached villa which is upgraded throughout to a very high standard. It is close to East Kilbride Train Station, Town Centre, Village regular bus services, primary and secondary schools, and sports and recreational facilities.



#### **Features**

Close to Train Station, Town Centre, and Village

Regular bus services

Within easy reach of primary and secondary schools

New kitchen to include integrated appliances.

Fresh décor throughout

Lounge/dining room with solid oak floor

Stylish family bathroom

Gas central heating

**UPVC** Double-glazing

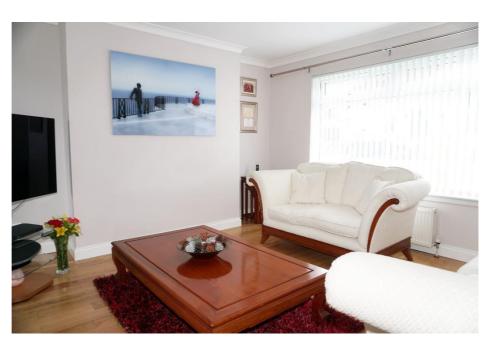
Sunny and very private rear garden

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#### **Description**

This three-bedroom semi-detached villa is maintained to a high standard and will make and ideal family home.





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It comprises of the welcoming hallway, spacious lounge/ dining room with solid oak floors, and new kitchen overlooking and leading to the very private and sunny rear garden.

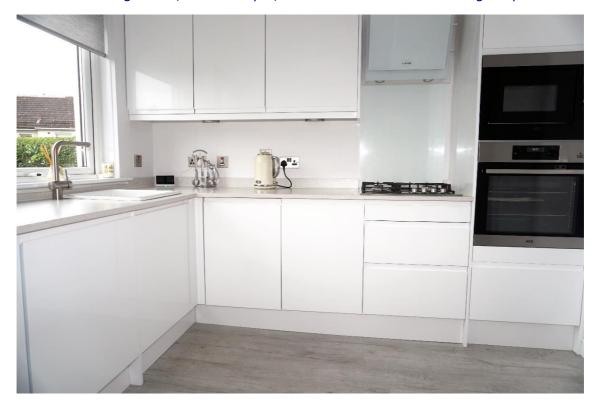




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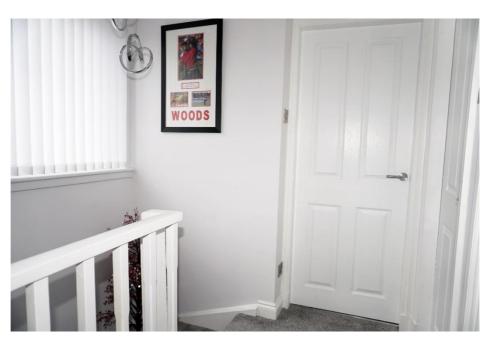
The kitchen has high gloss cabinets, and incudes integrated AEG electric oven, microwave and gas hob, washer dryer, and has an under-stair storage cupboard.



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The upper level comprises of three well-proportioned bedrooms, and the stylish family bathroom.





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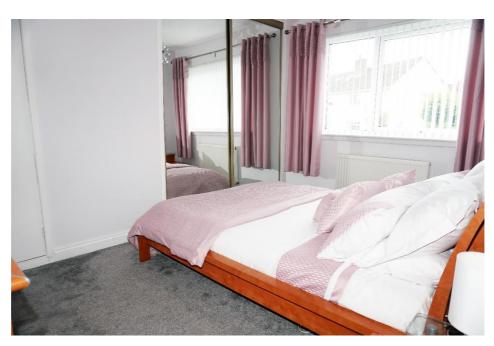
The family bathroom has tiling to the walls and floor, a thermostatic shower over the bath and glass screen, and vanity storage.



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The property has been recently decorated and replastered throughout, has ample storage and the loft can be accessed from the upper landing.





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The front garden is laid to lawn, with loose chip border and gate to the side leading to the side and rear garden. The very private and sunny rear garden is laid mainly to lawn, with a slab



patio area, it is surrounded by mature perimeter hedging and further benefits from having a large storage shed.



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#### The council tax band is D

#### Location

The property is situated within West Mains, close to East Kilbride Train Station, Town centre, Village and Retail Parks. There are a wide variety of bars, restaurants and all local amenities including 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 12'9" x 12'6" Bedroom 2 12'10" x 8'11"

Dining room 13'0" x 9'3" Bedroom 3 9'7" x 9'4"

Kitchen 10'1" x 9'3" Bathroom 6'4" x 6'9"

Bedroom 1 9'7" x 11'6"

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#### **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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