

Joyce Heeps Homes Ltd
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

East Kilbride's Local Estate Agent

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

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Description

This three-bedroom semi-detached villa is maintained to a high standard and will make an 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 includes 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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**Joyce Heeps
HOMES**

01355 571883

The property has been recently decorated and re-plastered 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 a 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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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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