

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



Loch Torridon, St Leonards, East Kilbride, G74 2ET

Joyce Heeps Homes are delighted to market this substantially extended three-bedroom semi-detached villa with garage and parking to rear which is within a desirable pocket. It is close to Calderglen Country Park, highly regarded primary and secondary schools, sports and recreational facilities and regular bus services.



Features

Substantially extended semi-detached villa

Garage and parking to the rear

Open plan Kitchen/family/dining room including integrated appliances.

Utility room

Downstairs shower room

Upstairs shower room

Fully floored and lined loft with Velux window

Catchment for highly regarded schools

Close to Calderglen Country Park

Regular bus and rail services

East Kilbride's Local Estate Agent

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

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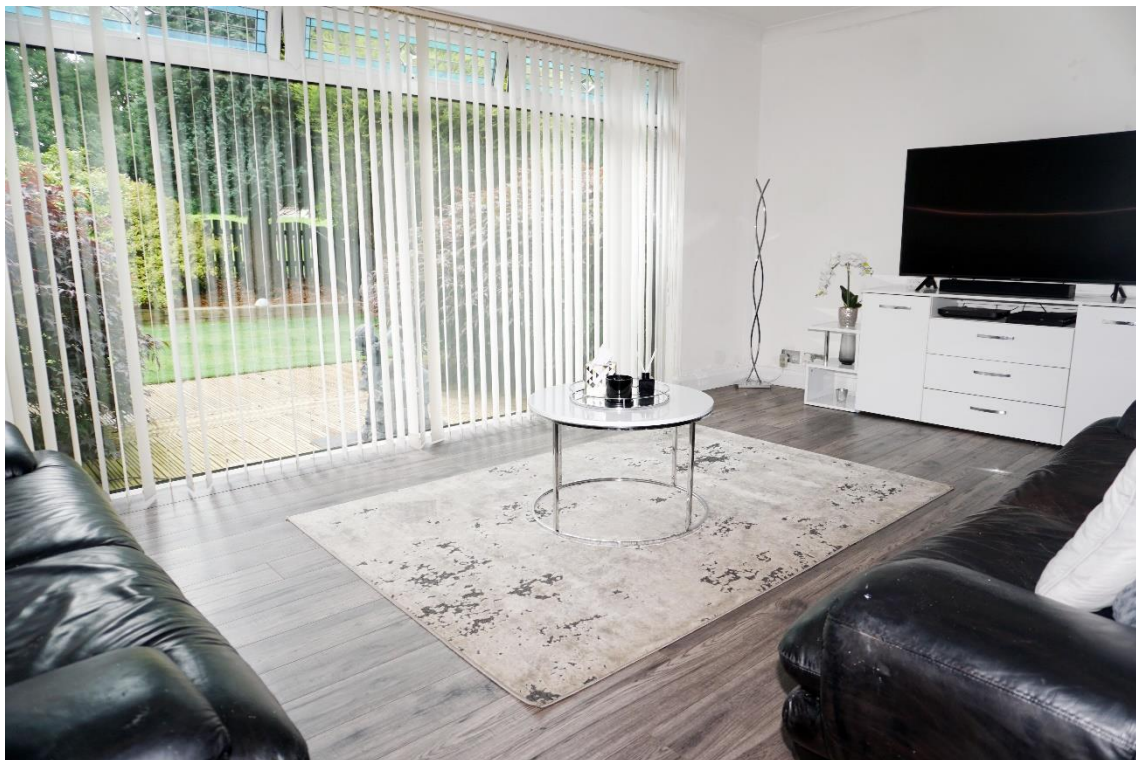


**Joyce Heeps
HOMES**

01355 571883

Description

This substantially extended three-bedroom semi-detached villa with garage and parking to rear is in a desirable pocket, and has many features listed.



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It comprises on the ground level of the welcoming hallway, bright and spacious formal lounge, open plan kitchen/family/dining room, utility room, and shower room.



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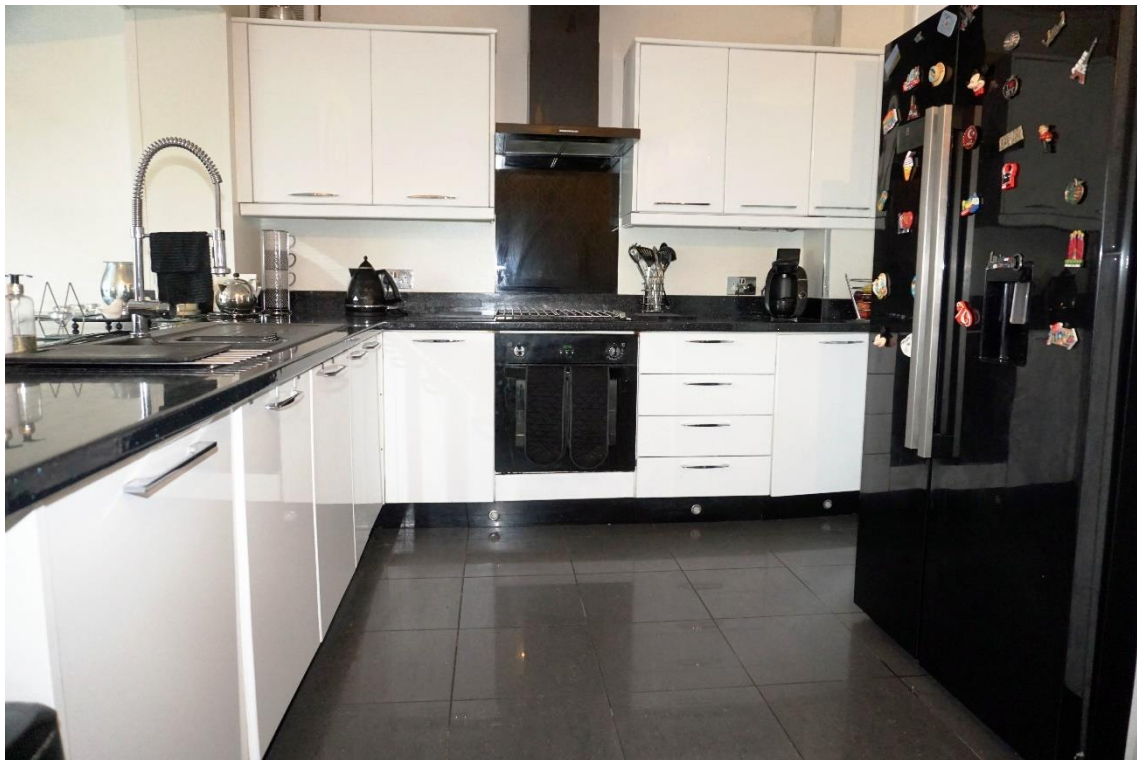
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The kitchen is accessed from the hallway and open to the dining and family room.



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It has high gloss cabinets and includes the integrated electric oven, ceramic hob, dishwasher, and American style fridge freezer.



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The downstairs shower room has a walk-in cubicle with thermostatic rainwater shower, vanity storage and a heated towel rail.



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The upper level comprises of three well-proportioned bedrooms and stylish family shower room.



The shower room has a corner cubicle with multifunction shower, vanity storage and a heated towel rail.



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The property is decorated in neutral tones, has ample storage, and allows access by way of a fixed stairway within the cupboard in the landing to the fully floored and lined loft with Velux window.



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It is set within hard landscaped garden to the front and rear. The front has mature plants and shrubs, a timber decked area and artificial lawn.



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The very private enclosed rear garden has timber decking, artificial lawn, and the garage, which is currently a gym and family bar area, but can be easily converted back to the garage.



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**The council tax band is E****Location**

The property lies within a desirable pocket within St Leonards allowing access to East Kilbride's Town Centre, and Kingsgate Retail Park, highly regarded primary and secondary schools and sports and recreational facilities. There are regular bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland and is within easy reach of Central Scotland's motorway networks, making the area popular with commuters.

Measurements

Lounge	12'1" x 17'3"	Bedroom	9'10" x 15'3"
Kitchen/dining	9'8" x 17'2"	Bedroom	8'6" x 8'7"
Family area		Bedroom	8'7" x 8'6"
Utility room	5'3" x 7'7"	Shower room	6'1" x 5'0"
Downstairs shower room	8'6" x 7'1"		

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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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