

## **Monroe Avenue, Lindsayfield, East Kilbride, G75 8WA**

Joyce Heeps Homes are delighted to market this Miller-built three-bedroom semi-detached villa which is maintained to the highest standard throughout. It is close to local shops, regular bus services, primary and secondary schools, and sports and recreational facilities.



### **Features**

Monobloc driveway	Hard landscaped rear garden
Open plan kitchen/dining room including integrated appliances.	UPVC Double-glazing
Cloaks WC	Gas Central heating
Family bathroom	Close to all local amenities & Morrisons Superstore
En suite shower room	Regular bus services

# **East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



### **Description**

This three-bedroom semi-detached villa is within a desirable area and maintained throughout to the highest standard.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



It comprises on the ground floor of the hallway, spacious lounge, open plan kitchen/dining area, and Cloaks WC.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



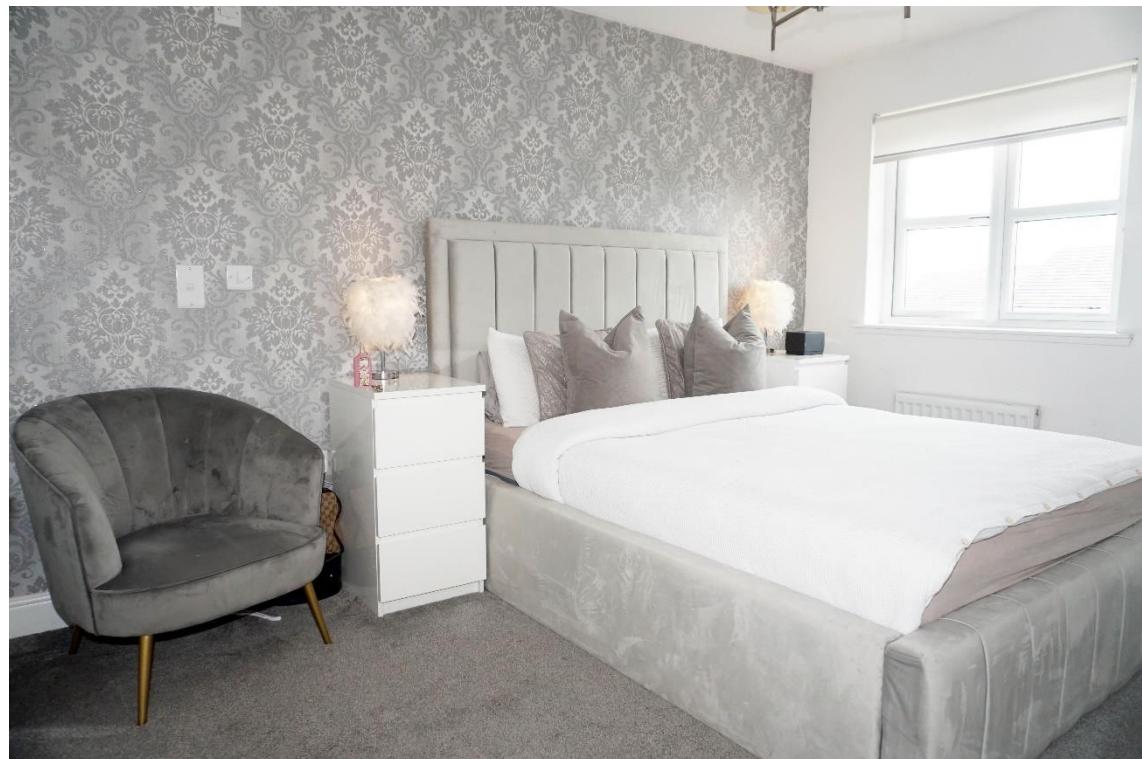
The kitchen has high gloss cabinets and includes the integrated electric oven, gas hob, and has space for all freestanding appliances.



**East Kilbride's Local Estate Agent**

[www.joyceheephomes.com](http://www.joyceheephomes.com)  
[info@joyceheephomes.co.uk](mailto:info@joyceheephomes.co.uk)

The upper level comprises of three well-proportioned bedrooms, En suite shower room and family bathroom.



**East Kilbride's Local Estate Agent**

[www.joyceheephomes.com](http://www.joyceheephomes.com)  
[info@joyceheephomes.co.uk](mailto:info@joyceheephomes.co.uk)

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



The stylish family bathroom has a thermostatic shower over the bath, and glass screen.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



**Joyce Heeps**  
**HOMES**

01355 571883

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



**East Kilbride's Local Estate Agent**

[www.joyceheephomes.com](http://www.joyceheephomes.com)  
[info@joyceheephomes.co.uk](mailto:info@joyceheephomes.co.uk)



The front garden is laid to lawn with a monobloc driveway for two cars. The sunny rear garden has a paved patio area, artificial lawn, and is surrounded by timber perimeter fencing.



**East Kilbride's Local Estate Agent**

[www.joyceheephomes.com](http://www.joyceheephomes.com)  
[info@joyceheephomes.co.uk](mailto:info@joyceheephomes.co.uk)

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



**Joyce Heeps**  
**HOMES**

01355 571883

### **The council tax band is D**

#### **Location**

The property lies within Lindsayfield, an area 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 convenient for both primary and secondary schools. East Kilbride has a wide range of entertainment and sporting facilities, retail parks, 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.

#### **Measurements**

Lounge	9'11" x 3'0"	En suite	6'11" x 4'8"
Kitchen	6'11" x 8'7"	Bedroom	9'0" x 13'0"
Family/dining	9'9" x 11'0"	Bedroom	7'5" x 9'4"
Cloaks WC	6'7" x 5'10"	Bathroom	6'10" x 6'1"
Bedroom	9'7" x 9'11"		

# **East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



**Joyce Heeps**  
**HOMES**

01355 571883



**Joyce Heeps**  
**HOMES**

## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

**Joyce Heeps Homes Ltd**  
**East Kilbride Business Park**  
**Stroud Road**  
**East Kilbride**  
**G75 0YA**

**Tel: 01355 571 883**  
**Email: joyce@joyceheepshomes.co.uk**

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.



# **East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)