

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



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

Open plan kitchen/dining room
including integrated appliances.

Cloaks WC

Family bathroom

En suite shower room

Hard landscaped rear garden

UPVC Double-glazing

Gas Central heating

Close to all local amenities & Morrisons
Superstore

Regular bus services

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 within a desirable area and maintained throughout to the highest standard.



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



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**Joyce Heeps
HOMES**

01355 571883

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



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



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



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The property is decorated in neutral tones, 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 monobloc driveway for two cars. The sunny rear garden has a paved patio area, artificial lawn, and is surrounded by timber perimeter fencing.



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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"		

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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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