

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



Eden Grove, Gardenhall, East Kilbride, G75 8XU

Joyce Heeps Homes are delighted to market this architecturally designed detached villa with 3 public, 7 bedrooms, double garage and many features listed. It is set within a highly desirable pocket convenient Hairmyres Train Station, highly regarded schools, and sports and recreational facilities.



Features

Set in a cul-de-sac

Architecturally designed property

Multiple car monobloc driveway

Integral double garage

Kitchen to include all integrated appliances

Laundry room leading to the integral garage

Gas central heating & cavity wall insulation

UPVC double-glazing, Composite external doors & cavity wall insulation

Cloaks WC,

2 Ensuite shower room & Family bathroom (Laufen sanitary wear)

East Kilbride's Local Estate Agent

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

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01355 571883

Description

This
deceptively
spacious 3
public/ 7-
bedroom
detached
villa with
double
integral
garage is
upgraded
both
internally and
externally to
the highest
standard
within the
last 4 years.



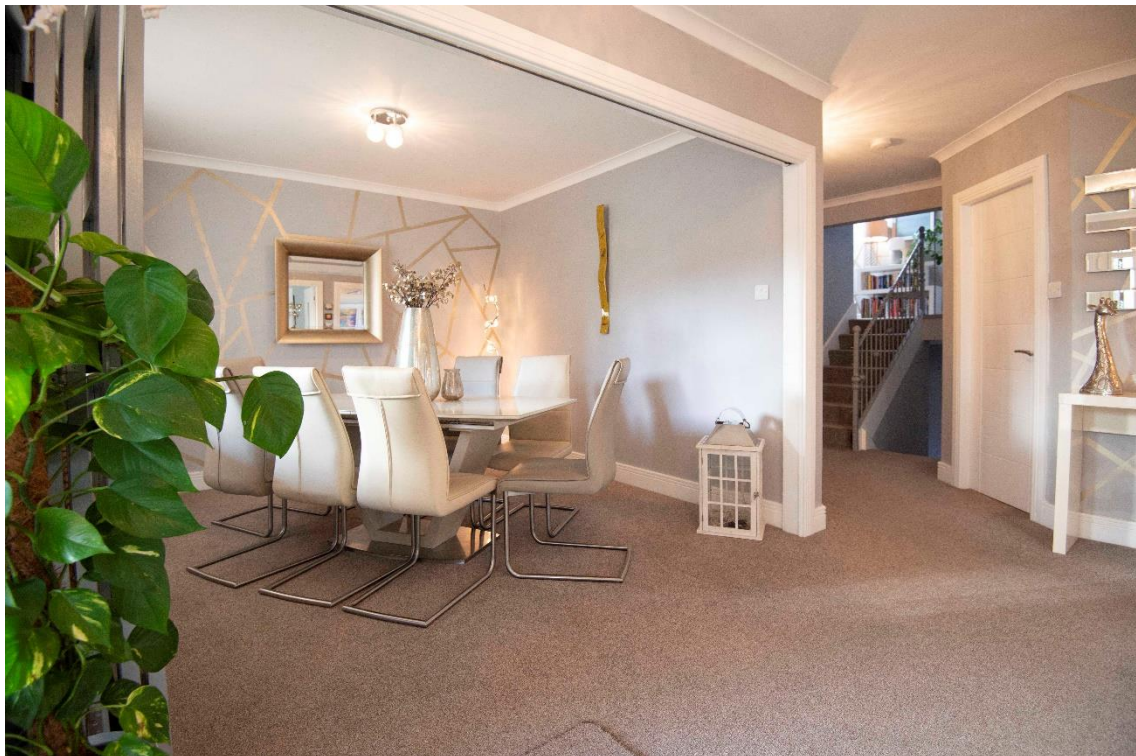
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It offers spacious and flexible accommodation, is set within landscaped gardens, and has a multiple car driveway leading to the integral double garage.



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**Joyce Heeps
HOMES**

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It comprises on the entrance level of the welcoming hallway, spacious lounge, formal dining room with bi-folding doors from the hallway, very well-equipped kitchen, laundry room leading to the integral garage, and the cloaks WC.



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The stylish and very well-equipped kitchen has a range of contemporary style cabinets with Mistral stone worksurface and centre island. It includes the integrated electric oven, induction hob, microwave, dishwasher, fridge, and freezer.



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HOMES**

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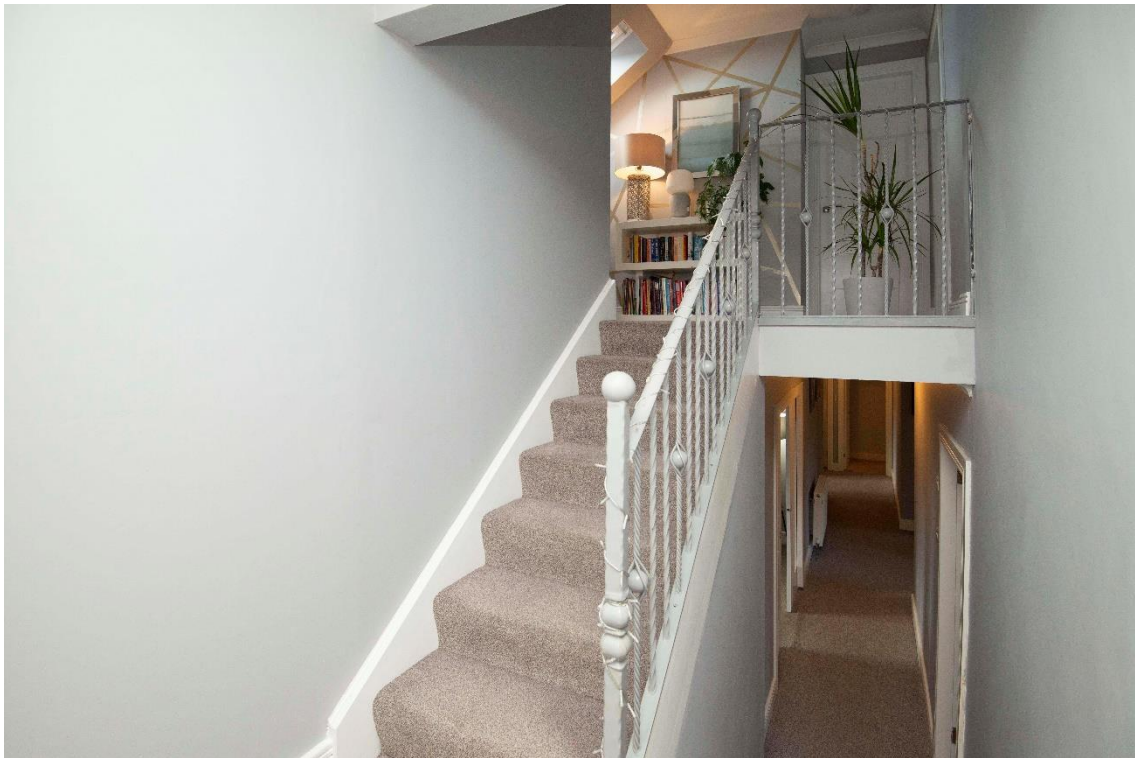
The family room is accessed through pocket doors and has a log burner. It is situated on the lower ground level and overlooks and leads through French doors to the rear garden.



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There are seven double-bedrooms 5 on the lower ground level and 2 on the upper level, 6 with fitted wardrobes.



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There are two stylish ensuite shower rooms, and luxurious family bath/shower room, all with high quality Laufen sanitary wear.



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The property has been recently upgraded throughout, is very tastefully decorated throughout, has gas central heating, ample storage and is set within very enclosed landscaped gardens.



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The council tax band is G

Location

The property lies within a highly desirable cul-de-sac within Gardenhall convenient for Hairmyres Train Station and St James Centre. It is convenient for primary and secondary schools, sports and recreational facilities, and East Kilbride Town Centre and retail parks. It is also well connected to the wider East Kilbride area, Glasgow City Centre, and the motorway network.



Measurements

Lounge	13'0" x	19'6"	Bedroom	19'9" x	15'8"	Bedroom	9'10" x	9'9"
Dining room	10'7" x	10'1"	En suite	6'7" x	5'7"	Bedroom	11'4" x	9'4"
Kitchen	9'2" x	19'6"	Bedroom	12'7" x	9'6"	Bedroom	9'9" x	9'10"
Utility room	7'9" x	7'6"	Bedroom	11'2" x	12'12"	Bedroom	9'9" x	9'10"
Cloaks WC	4'7" x	6'2"	En suite	6'0" x	6'7"	Bathroom	17'8" x	12'1"

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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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