

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



Abbotsford Brae, The Village, East Kilbride, G74 4LH

Joyce Heeps Homes are delighted to market three-bedroom semi-detached villa with driveway is upgraded throughout to a very high standard and set within a highly desirable pocket. It is close to East Kilbride Train Station, Town Centre, highly regarded schools and sports and recreational facilities.



Features

Large plot with driveway

New roof

Re-rough cast

Stylish well-equipped kitchen

Downstairs shower room & En suite
shower room

Internally re-plastered, new skirtings,
doors, and finishes

Pull down loft-ladder.

Close to East Kilbride Train Station,
Town Centre, and Village

Gas central heating (new radiators)

Landscaped & private rear garden.

East Kilbride's Local Estate Agent

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

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Description

This rarely available three-bedroom, semi-detached villa is set on a large plot with driveway. It is upgraded throughout to a very high standard and has many features listed.



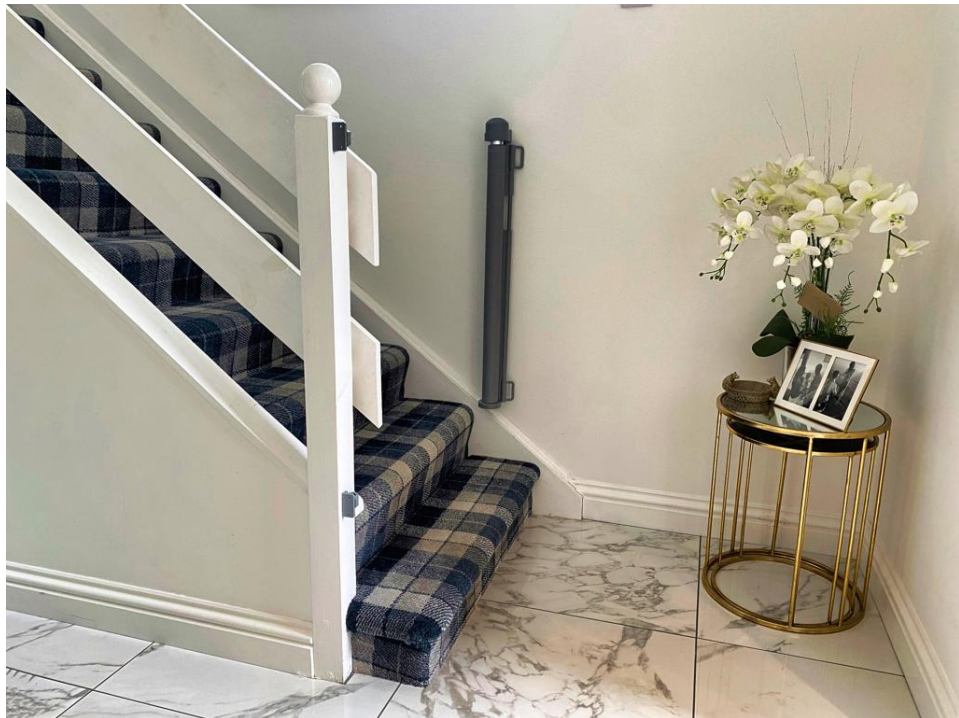
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It comprises on the ground level of the welcoming hallway, spacious lounge, very well-equipped kitchen, and shower room.



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The stylish and very well-equipped kitchen has navy shaker style cabinets. It includes the rangemaster cooker with two ovens, grill and five gas burners and extractor, the integrated fridge, freezer, dishwasher, and has space for all freestanding appliances.



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The shower room on the ground level has a cubicle with fixed glass screen, electric shower, and vanity drawer storage.



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The upper level comprises three well-proportioned bedrooms, the En suite shower room and the 2nd bedroom has a walk-in wardrobe.



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The En suite shower room has a shower cubicle with electric shower, wet wall panels, and vanity storage.



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The property is very tastefully decorated throughout, there is ample storage, and the loft can be accessed by way of a pull-down ladder from the upper landing.



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The property is set within a large plot, the front is laid mainly to lawn with monobloc driveway. The private rear garden is laid to lawn, has two timber decked patio areas, a slab and loose chip patio area, and is surrounded by mature perimeter hedging.



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The council tax band is D

Location

The property is situated within a desirable pocket very close to East Kilbride Town Centre, Village and Train Station and convenient for highly regarded primary and secondary schools. The village, which is close at hand, boasts a wide variety of bars, Restaurants, and local amenities. East Kilbride's Town Centre and Kingsgate Retail Park are within easy reach offering high street shopping and an impressive range of entertainment, leisure, and sporting facilities. It also benefits from regular bus services and easy access to the M77 and M74 Motorway network making the area ideal for commuters.

Measurements

| | | | |
|------------------------|----------------|----------|----------------|
| Lounge | 11'11" x 15'6" | En suite | 7'1" x 3'5" |
| Kitchen | 8'8" x 14'9" | Bedroom | 10'4" x 10'11" |
| Downstairs shower room | 5'6" x 7'0" | Bedroom | 10'6" x 7'4" |
| Bedroom | 10'5" x 10'10" | | |

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For more information or to advise your interest please contact:

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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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