

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



## **Tannin Crescent, Ballerup Village, East Kilbride, G75 9FS**

Joyce Heeps Homes are delighted to market this three-bedroom semi-detached villa with driveway, built by Barratt Homes and set within a desirable pocket. The property is maintained to the highest standard, and has a very private, sunny landscaped garden to rear.



### **Features**

Built by Barratt Homes

Desirable area

Monobloc Driveway

Landscaped rear garden

Kitchen to include integrated appliances

Cloaks WC/utility cupboard housing washing machine

Close to both Primary and Secondary Schools

Convenient for bus services, Town Centre and Hairmyres Train Station

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

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

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### **Description**

This three-bedroom semi-detached villa is maintained to the highest standard.



It comprises of the welcoming hallway, spacious lounge/dining room overlooking and leading through French doors to the rear garden, modern fitted kitchen, and Cloaks WC.

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The kitchen overlooks the front of the property and includes the integrated electric oven, gas hob, and has space for all freestanding appliances.



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The  
cloaks  
WC has a  
cupboard  
which is  
plumbed  
for the  
washing  
machine.



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**Joyce Heeps  
HOMES**

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The upper level comprises of three well-proportioned bedrooms, and family bathroom with thermostatic shower over the bath and glass screen.



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



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The front of the property has monobloc parking for two cars and a mature border. The sunny rear garden is very private and not overlooked, it is laid to lawn, has a slab patio area, and is surrounded by a timber perimeter fence.



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**The council tax band is D**

### **Location**

The property lies within the Ballerup Village allowing access to East Kilbride's Town Centre and Retail Parks, and offers an impressive range of sports, leisure, and entertainment facilities. There are regular bus and rail services connecting to Glasgow City Centre and other destinations throughout West and Central Scotland and is within easy reach of the M77 and M74 motorway network making it ideal for commuters.

### **Measurements**

Lounge/dining room	13'10" x 15'10"	Bedroom	10'10" x 9'11"
Kitchen	8'9" x 8'8"	Bedroom	10'0" x 5'7"
WC	4'10" x 5'9"	Bathroom	6'2" x 6'2"
Bedroom	9'7" x 12'0"		

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## **Joyce Heeps Homes Ltd.**

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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