

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



Glen Mallie, St Leonards, East Kilbride, G74 2BA

Joyce Heeps Homes are delighted to market this extended three-bedroom mid-terraced villa set in an area popular with families. It is close to highly regarded schools, sports and recreational facilities, local shops, regular bus services, and within easy reach of the Town Centre, Village, Kingsgate Retail Park.



Features

Extended

Re-roughcast and insulated.

Dining Kitchen includes integrated appliances.

Study area & walk in cupboard/TV area.

Gas central heating

UPVC double glazing throughout

Low maintenance gardens

Catchment for St Andrews St Bride and Calderglen Secondary Schools

Catchment for St Hilary's and Blacklaw Primary Schools

East Kilbride's Local Estate Agent

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

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Description

This extended three-bedroom mid terraced villa comprises on the ground level of the hallway, spacious lounge, open plan kitchen/dining room, study area, and TV area (currently walk in storage cupboard).



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01355 571883

The dining kitchen has high gloss cabinets, integrated electric oven, microwave, ceramic hob, and has space for all freestanding appliances.



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The upper level comprises of three well-proportioned bedrooms and modern family bathroom.



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The family bathroom has a thermostatic shower over the bath and glass screen, wet wall panels and vanity storage.



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



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The front and rear gardens are enclosed and have concrete slabs for easy maintenance.



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**Joyce Heeps
HOMES****01355 571883****The council tax band is C****Location**

The property is in a popular pocket within St Leonards, close to Calderglen, primary and secondary schools, and local shops. It is well connected to the wider East Kilbride area and Glasgow City Centre via regular bus services. East Kilbride Town Centre and Kingsgate Retail Park are within easy reach as well as sports, recreational and entertainment facilities. The town boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.

Measurements

Lounge	12'8" x 11'4"	Bedroom	12'8" x 8'8"
Dining kitchen	9'0" x 14'2"	Bedroom	8'8" x 11'5"
Office space	10'5" x 6'9"	Bedroom	9'8" x 7'4"
Storage/TV area	7'9" x 6'4"	Bathroom	5'8" x 6'2"

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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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