

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



## **Burns Park, Calderwood, East Kilbride, G74 3AW**

Joyce Heeps Homes are delighted to market this two-bedroom, ground floor flat with sun balcony which is situated within a popular pocket of Calderwood, close to Maxwellton Conservation area and local amenities.



### **Features**

Sun Balcony

Ideal for commuters

Close to amenities

Modern kitchen & bathroom

Very well-maintained stairwell

Gas central heating

UPVC Double glazing

Ample storage

## **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 two-bedroom, ground floor flat with sun balcony is within a very well-maintained block within a popular pocket.



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It comprises of the entrance hallway with ample storage, lounge which leads to the sun balcony, modern kitchen, and bathroom.



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The kitchen has a range of base and wall units and has space for freestanding appliances. The bathroom is fully tiled and has electric shower over bath with fixed glass screen.



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**Joyce Heeps  
HOMES**

01355 571883

The property is decorated in neutral tones throughout, and benefits from having gas central heating and UPVC double-glazing.



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**The council tax band is B**

**Location**

The property is within the popular Calderwood area close to all local amenities and transport links. The town of East Kilbride boasts a wide and varied range of amenities including shopping centres, retail parks, bars, restaurants, and nightlife. It has several Sports Centres and swimming pools amongst other recreational facilities. The area further benefits from excellent bus and rail services and motorway links, providing access in and around the central belt.



**Measurements**

Lounge/Dining Room 17'8" x 11'9"

Bedroom 2 11'7" x 10'5"

Kitchen 8'5" x 8'7"

Bathroom 6'7" x 7'3"

Bedroom 1 10'5" x 12'3"

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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**G75 0YA**

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