

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



Mendip Lane, Lindsayfield, East Kilbride, G75 9GY

Joyce Heeps Homes are delighted to market this four-bedroom detached villa with integral garage and monobloc driveway. It is maintained to a high standard throughout with many features listed. Lindsayfield is a desirable location, convenient for all amenities, making it ideal for families.



Features

Set in cul-de-sac.

Monobloc driveway

Integral garage

Lounge overlooking & leading to rear garden.

Open plan kitchen/dining room (including integrated appliances)

Cloaks WC

Stylish family bathroom

Upgraded En suite shower room.

Gas Central Heating

UPVC Double Glazing

Easily maintained gardens.

East Kilbride's Local Estate Agent

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

Joyce Heeps Homes Ltd

E.K. Business Park
14 Stroud Road
East Kilbride
G75 0YA



**Joyce Heeps
HOMES**

01355 571883

This spacious four-bedroom detached villa is set within a cul-de-sac, is maintained to a high standard, and has many features listed.

The ground floor comprises of the hallway, spacious lounge overlooking and leading through French doors to the rear garden, and Cloaks WC.



East Kilbride's Local Estate Agent

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

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



The open plan and very well-equipped kitchen/dining room overlooks the front and rear garden. It has contemporary style high gloss cabinets, contrasting work surface, and includes the integrated double electric oven, gas on glass hob, dishwasher, washer dryer, and has space for an American style fridge freezer.



East Kilbride's Local Estate Agent

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

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



The upper level comprises of four well-proportioned bedrooms, the En suite shower room, and stylish family bathroom.



East Kilbride's Local Estate Agent

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

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



East Kilbride's Local Estate Agent

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

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



The recently upgraded En suite shower room has a thermostatic shower, heated towel rail, wet wall panels, and laminate floor covering, and the family bathroom has an electric shower over the bath.



East Kilbride's Local Estate Agent

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

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

The front garden is laid to lawn with monobloc driveway leading to the integral garage. The rear garden is laid to lawn has a timber decking, loose chip area, and is surrounded by timber perimeter fencing.

Council Tax Band: F



Measurements

Lounge	11'10" x 15'3"	Bedroom	11'2" x 8'3"
Kitchen/dining room	26'0" x 8'2"	Bedroom	9'10" x 8'7"
WC	5'5" x 3'1"	Bedroom	9'6" x 8'4"
Bedroom	12'12" x 12'0"	Bathroom	7'9" x 5'11"
En suite	5'1" x 6'9"		

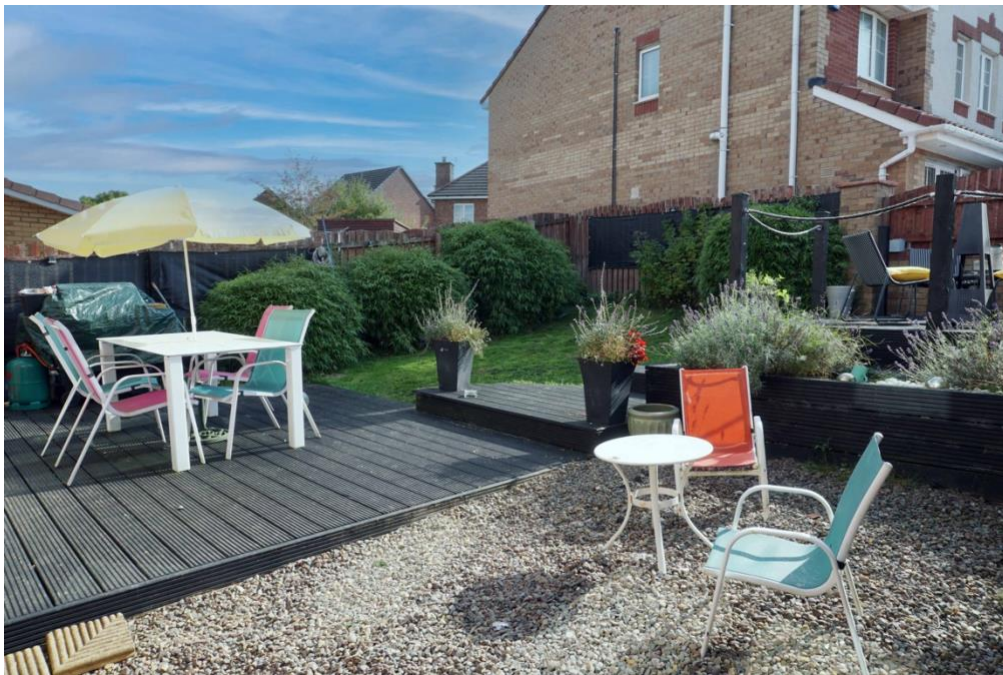
East Kilbride's Local Estate Agent

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



Location

The property lies within Lindsayfield, which is increasingly popular with young families. It is developing at a quick pace with a large supermarket and petrol station, retail units and family friendly bar/ restaurant and is conveniently located for both primary and secondary schools. East Kilbride has a wide range of entertainment and sporting facilities, retail shops, restaurants, and bars. It also offers excellent transport links with regular bus and rail services connecting to Glasgow City Centre and motorway links making it popular with commuters.



East Kilbride's Local Estate Agent

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

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



Joyce Heeps Homes Ltd.

For more information or to advise your interest please contact:

Joyce Heeps Homes Ltd
East Kilbride Business Park
Stroud Road
East Kilbride
G75 0YA

Tel: 01355 571 883
Email: joyce@joyceheepshomes.co.uk

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.



East Kilbride's Local Estate Agent

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