

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



## **Wellcroft Road, Hillhouse, Hamilton, ML3 9SD**

Joyce Heeps Homes are delighted to market this three-bedroom mid-terraced villa which is in an area popular with families. It is close to primary and secondary schools, sports and recreational facilities, local shops and is within easy reach of Hamilton Town Centre, regular bus services and the M74 & M8 Motorway.



### **Features**

Spacious lounge/dining room

Fitted kitchen including integrated appliances.

Downstairs WC

3 well-proportioned bedrooms

Stylish shower room

Gas central heating

UPVC double-glazing

Close to local primary and secondary schools

Regular bus services

## **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 mid terraced villa is an ideal opportunity for a young family. It comprises on the ground level of the entrance porch, hallway, spacious lounge/dining room, fitted kitchen, and Cloaks WC.



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The kitchen has birch effect cabinets, and includes the integrated electric oven, gas hob, and has space for all freestanding appliances.



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01355 571883

The upper level comprises of three well-proportioned bedrooms, and modern shower room. The shower room has a shower cubicle with electric shower, wet wall panels, and laminate floor tiles.



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



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**Joyce Heeps  
HOMES**

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The front garden is low maintenance with concrete slabs, loose chips, and mature hedge. The rear garden is laid to lawn, has a slab patio area, and is surrounded by timber perimeter fencing.



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**The council tax band is B**

#### **Location**

The area is convenient for local shops, primary and secondary schools and sports and recreational facilities. Hamilton Town Centre and Retail Park is within easy reach offering high street shopping. The area offers regular bus services and is convenient for the M74 and M8 Motorway making it ideal for commuters.

#### **Measurements**

Lounge /dining room	18'1" x 10'7"	Bedroom	8'11" x 10'8"
Kitchen	8'5" x 9'4"	Bedroom	9'1" x 7'5"
Cloaks WC	5'4" x 2'10"	Shower room	5'6" x 6'0"
Bedroom	12'5" x 9'8"		

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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