

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



Dalrymple Drive, The Village, East Kilbride, G74 4LG

Joyce Heeps Homes are delighted to market this extended three-bedroom semi-detached villa with driveway and garage which is upgraded throughout to a very high standard and set within a highly desirable pocket. It is close to East Kilbride Train Station, Town Centre, highly regarded schools and sports and recreational facilities.



Features

Driveway & garage to rear.

Open plan Lounge/kitchen/dining room

Utility room

Stylish downstairs shower room

Luxury family bath/shower room

Summer house with electricity and water supply

Easily maintained front/side and rear gardens

Highly regarded schools & sports and recreational facilities

Close to East Kilbride Train Station, Village & Town Centre

Gas central heating & UPVC double-glazing

East Kilbride's Local Estate Agent

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

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**Joyce Heeps
HOMES**

01355 571883

Description

This rarely available, extended three-bedroom semi-detached villa with driveway and garage is situated in a highly desirable pocket within the Village. It is upgraded throughout to a very high standard and has many features listed.



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It comprises on the ground level of the welcoming hallway, open plan Lounge/kitchen/dining room, utility room, down-stairs bedroom/family room, and stylish shower room.



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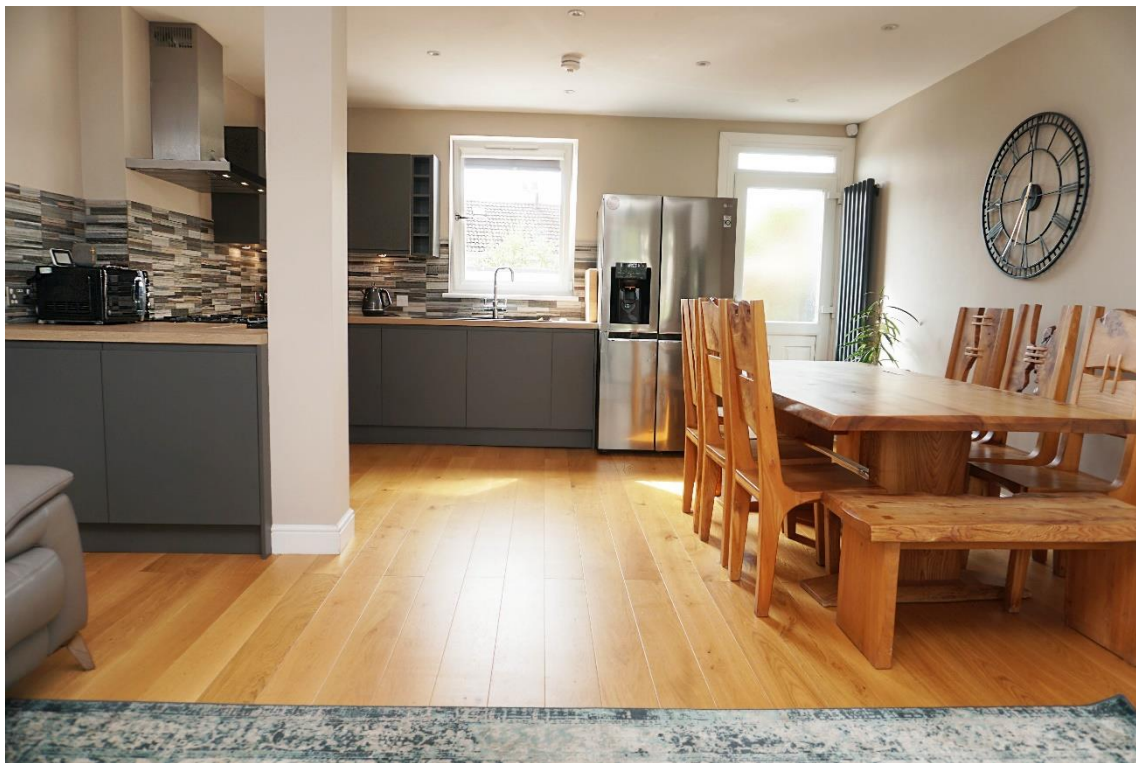
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The kitchen is open to the lounge and dining area and has contemporary style cabinets, includes the Rangemaster Cooker with two ovens, grill and five gas burners, and has space for all freestanding appliances.



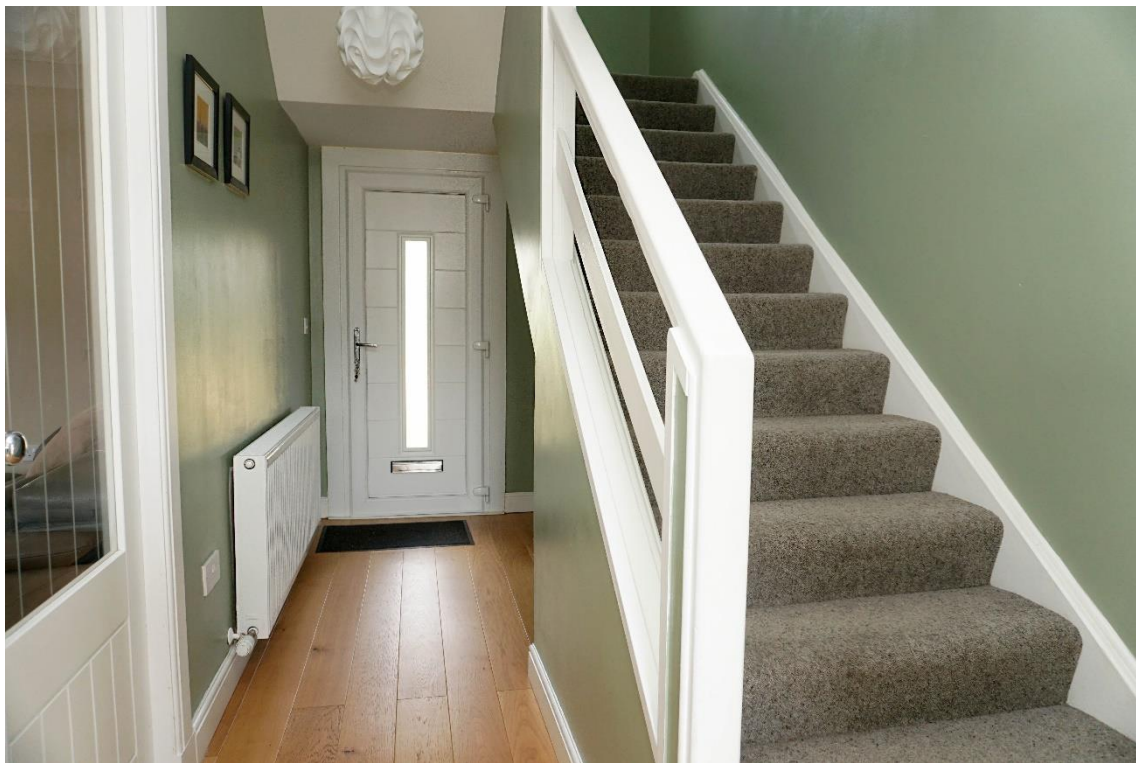
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The stylish downstairs shower room has a walk-in cubicle with fixed glass screen, a thermostatic shower and heated towel rail.



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The upper level has two spacious double bedrooms, and luxury family bath/shower room (previously bedroom).



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The family bath/shower room has a freestanding bath with hand-held shower, a separate shower cubicle with fixed glass screen and thermostatic rainwater shower. It has partial tiling to the walls and tiled floor.



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The property is tastefully decorated in neutral tones throughout, there is ample storage and a loft from the upper landing and the downstairs extension.



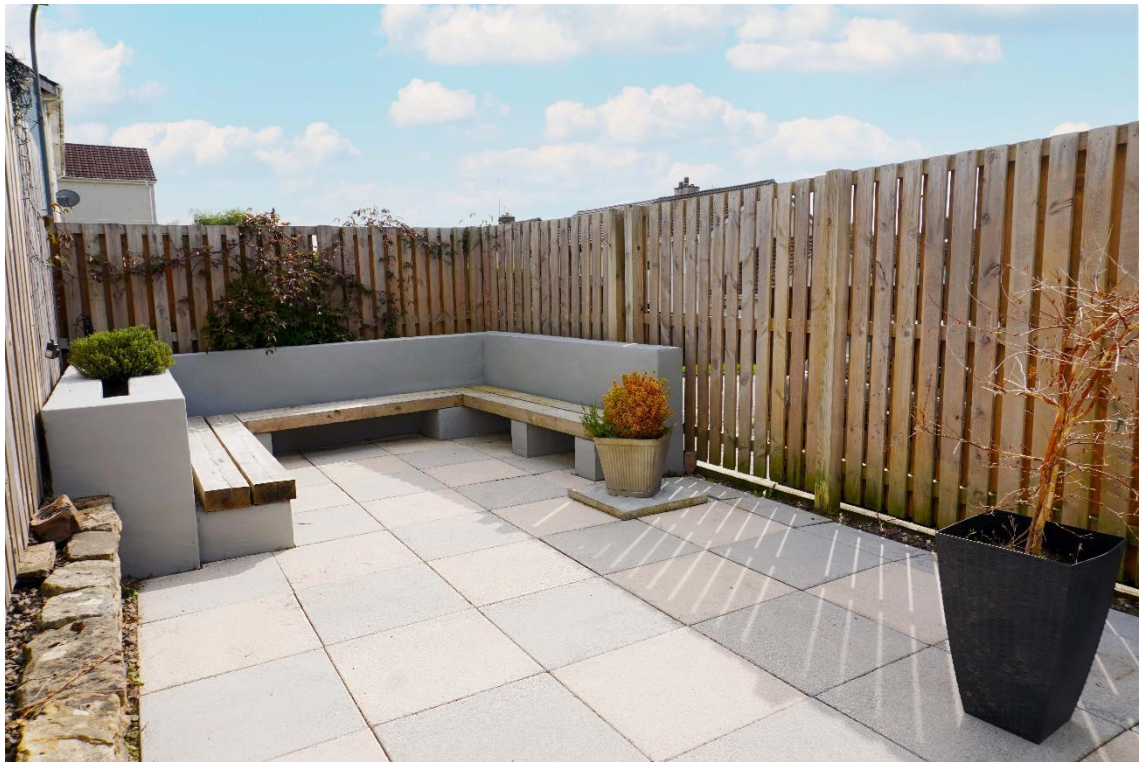
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The front garden is laid mainly to lawn with a slate border and mature tree. The side and rear garden are no maintenance with concrete slab patio areas.



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It further benefits from having a summer house to the side with electricity and water supply, and the rear gate leads to the two-car driveway and detached garage.



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The council tax band is E

Location

The property is situated within a desirable pocket very close to East Kilbride Train Station and convenient for highly regarded primary and secondary schools. The village, which is close at hand, boasts a wide variety of bars, Restaurants, and local amenities. East Kilbride's Town Centre and Kingsgate Retail Park are within easy reach offering high street shopping and an impressive range of entertainment, leisure, and sporting facilities. It also benefits from regular bus services and easy access to the M77 and M74 Motorway network making the area ideal for commuters.



Measurements

Lounge	11'11" x 15'6"	En suite	7'1" x 3'5"
Kitchen	8'8" x 14'9"	Bedroom	10'4" x 10'11"
Downstairs shower room	5'6" x 7'0"	Bedroom	10'6" x 7'4"
Bedroom	10'5" x 10'10"		

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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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