

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



## **Quantock Drive, Lindsayfield, East Kilbride, G75 9GW**

Joyce Heeps Homes are delighted to market this well-maintained, extended four-bedroom detached villa which is convenient for all local amenities, primary and secondary schools, sports and recreational facilities, regular bus services and within easy reach of Hairmyres Train Station, and motorway network.



### **Features**

Integral garage (currently utility & Gym)

Separate dining room

Sunroom (extension)

Breakfasting kitchen to include integrated appliances.

Cloaks WC

En suite shower room

Family bathroom

Enclosed, private rear garden

Close to local amenities

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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**Joyce Heeps  
HOMES**

01355 571883

This spacious 4-bedroom extended detached villa with integral garage is an area very popular with families.



The ground level comprises of the entrance hallway, spacious lounge with box bay window, breakfasting kitchen, dining room, the sunroom, cloaks WC, and utility area to the rear of the integral garage.

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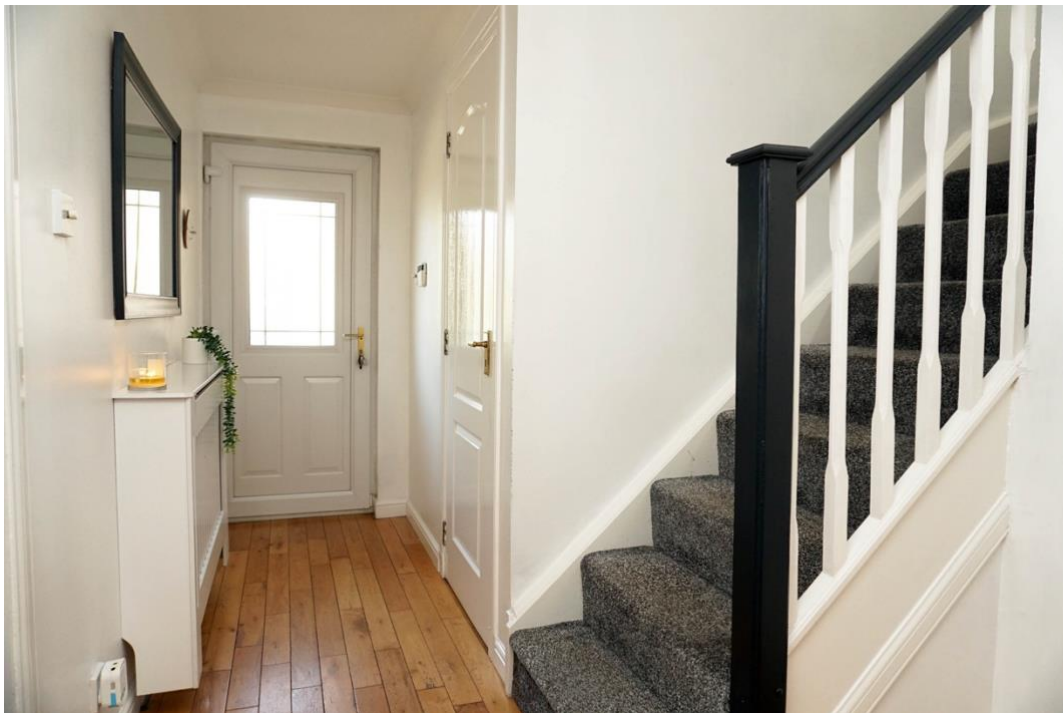
The kitchen overlooks the rear garden, it has shaker style cabinets, and includes the integrated double electric oven, five burner gas hob, extractor, and dishwasher.



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The garage is currently used as utility room at the rear housing the washing machine and dryer, and the front as a gym which can easily be changed to the original garage.



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The upper level comprises of 4 well-proportioned bedrooms, the ensuite shower room and modern family bathroom.



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The ensuite  
shower  
room and  
family  
bathroom  
both have  
thermostatic  
showers.

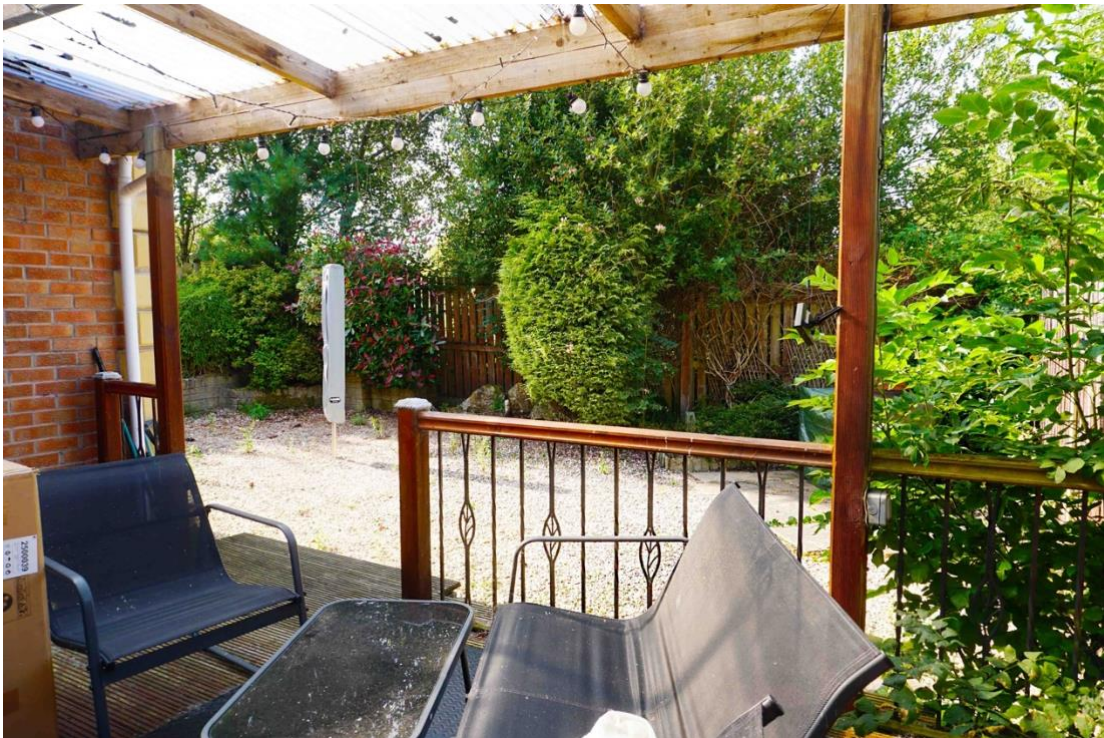


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The property is tastefully decorated, has ample storage and the loft can be accessed from the upper landing.

It is set within easily maintained gardens to both front and rear. The front garden has loose chips and tarmac driveway. The rear garden has loose chips, a timber decked area with covered pagoda and is surrounded by timber perimeter fencing, and mature shrubs and plants.



### Measurements

Lounge	17'7" x 10'6"	Bedroom	9'3" x 12'3"
Dining room	11'5" x 8'9"	En suite	5'4" x 5'3"
Kitchen	9'10" x 13'10"	Bedroom	12'2" x 11'5"
Sunroom	10'6" x 10'5"	Bedroom	9'11" x 9'1"
Cloaks WC	6'5" x 5'6"	Bedroom	10'2" x 6'0"

## East Kilbride's Local Estate Agent



**The council tax band is F**

**Location**

Lindsayfield is a private area fast becoming one of the most popular areas in East Kilbride. The area benefits from having a Morrisons Supermarket and petrol station, family pub and restaurant and food outlets. The area is convenient for primary and secondary schools and pre-school nurseries and is well connected to the wider East Kilbride area offering



entertainment, sports, and recreational facilities. East Kilbride Town Centre and Retail Parks are within easy reach, and regular bus and rail services and the area offers easy access to the M77 & M74 Motorway making it ideal for commuters.



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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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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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