

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



## **Loch Naver, St Leonards, East Kilbride, G74 2DG**

Joyce Heeps Homes are delighted to market this rarely available 5-bedroom end terraced villa which is situated in an area popular with families. It is close to highly regarded schools, sports and recreational facilities, regular bus services, and convenient for Kilbride town Centre, Village, Train Station, and Kingsgate Retail Park.



### **Features**

Conservatory

Open kitchen dining/room including integrated appliances.

Cloaks WC

Bath/shower room

Gas central heating

Bedroom/office (ground floor)

Regular bus services

Close to high regarded primary and secondary schools

Convenient for Town Centre & Village

## **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 rarely available 5-bedroom end terraced villa offers spacious accommodation, has many features listed, and in an area very popular with families.



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**Joyce Heeps  
HOMES**

01355 571883

It comprises on the ground level of the welcoming hallway, spacious lounge, open plan kitchen/dining room, 5th bedroom/home office, conservatory, and Cloaks WC.



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The well-equipped kitchen has contemporary style cabinets, contrasting worksurface and breakfast bar. It includes the integrated double electric oven, 5 burner induction hob, extractor, slim line dishwasher, and has space for freestanding appliances.



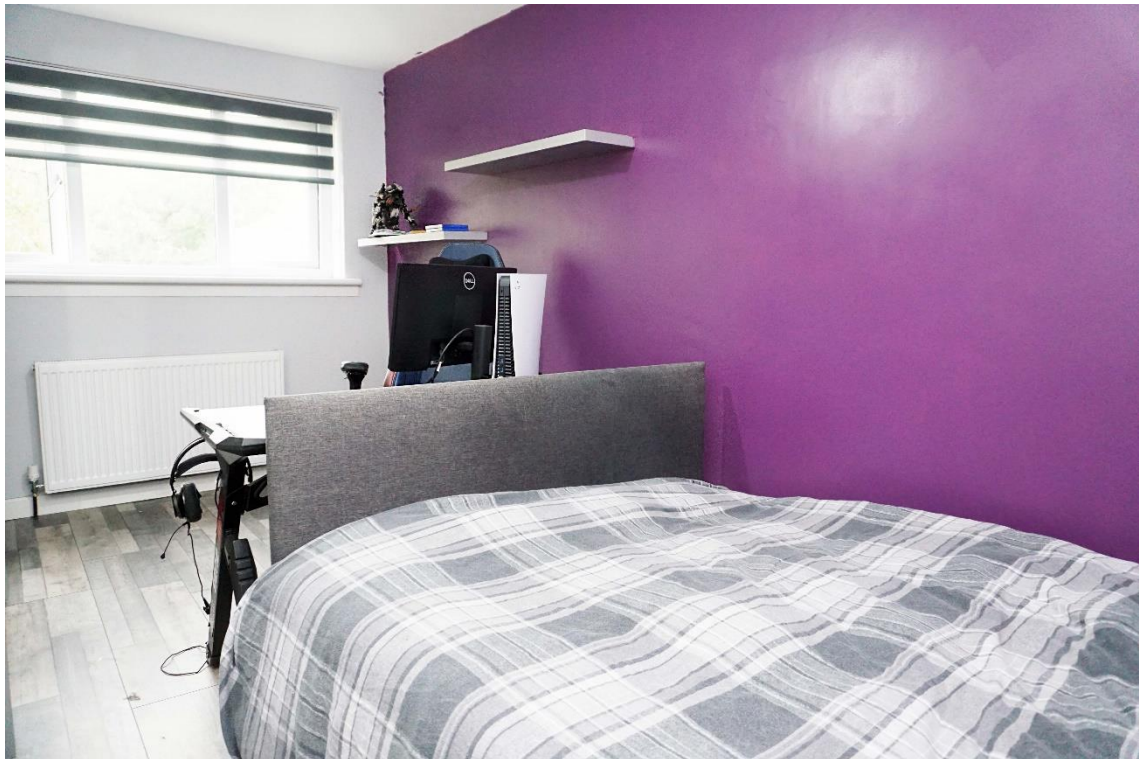
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The upper level comprises of four well-proportioned double bedrooms, stylish bathroom, there is ample storage, and the loft can be accessed from the upper landing.



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The stylish bathroom has a thermostatic rainwater shower, and glass screen, a heated towel rail and vanity storage.



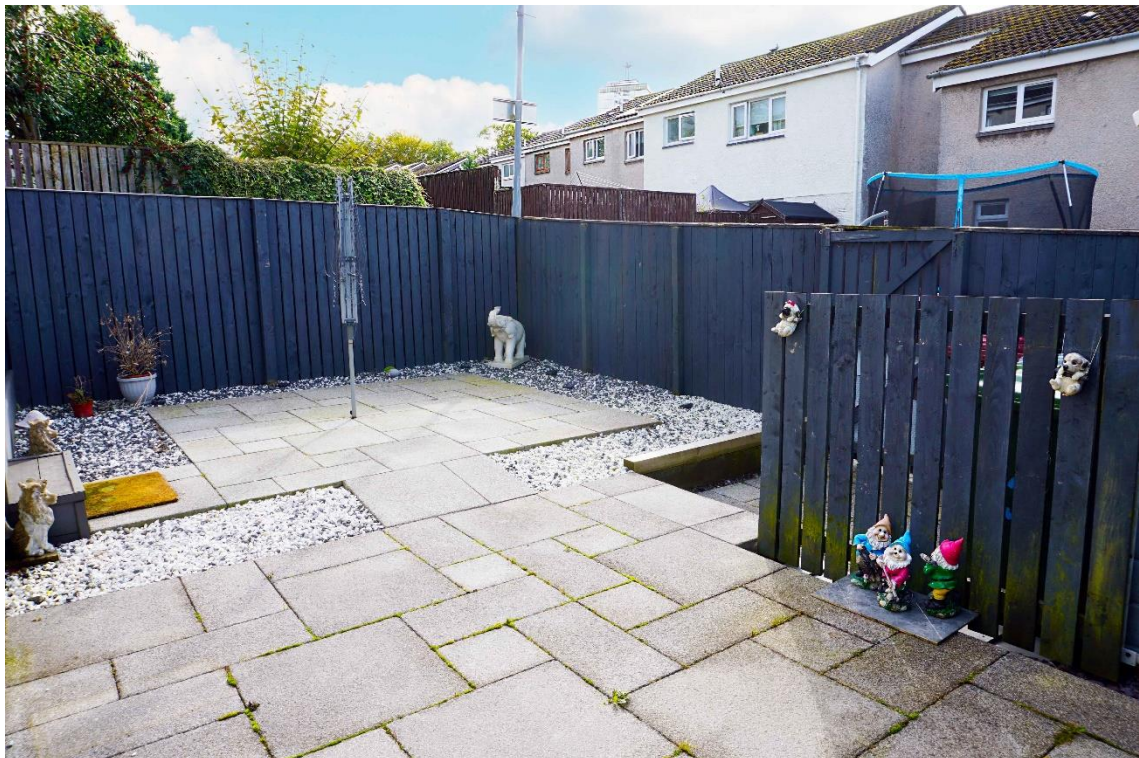
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The front garden is laid to lawn with mature hedging. The rear garden has a slab patio area, loose chips, a timber decked patio area, and is surrounded by timber perimeter fencing.



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**The council tax band is D**

### **Location**

The property is within St Leonards convenient for Mount Cameron, Blacklaw, and St Hilary's Primary Schools, and Calderglen and St Andrew's and St Bride's High Schools. East Kilbride Town Centre, Village and Retail Parks are within easy reach, as well as entertainment, sports, and recreational facilities. The town offers regular bus and rail services, and the motorway network is easily accessible.



### **Measurements**

Lounge	12'1" x 16'6"	Bedroom	9'9" x 14'0"
Kitchen	8'5" x 19'2"	Bedroom	9'9" x 14'0"
Conservatory	10'4" x 11'4"	Bedroom	11'1" x 9'10"
Cloaks WC	3'4" x 7'0"	Bedroom	8'8" x 11'10"
Bedroom/office	8'4" x 9'0"	Bathroom	7'9" x 9'0"

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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