

### **Gullion Park, East Mains,**

### East Kilbride, G74 4FD

Joyce Heeps Homes are delighted to market this spacious 3/4-bedroom Townhouse with driveway and integral garage which is well maintained throughout. It is within easy reach of East Kilbride Train Station, Village, Town Centre, Kingsgate Retail Park, regular bus services, and the M77 and M74 motorway network.



#### Features

Monobloc drive with Integral garage

Open plan kitchen/dining room including integrated appliances.

Family room/4th bedroom (ground level)

2 x WC

En suite shower room

Family bath/shower room

Gas central heating & UPVC doubleglazing

Private rear garden

Convenient for East Kilbride Train Station

Close to major bus routes

# **East Kilbride's Local Estate Agent**

**Joyce Heeps Homes Ltd** E.K. Business Park

14 Stroud Road East Kilbride G75 0YA



#### Description

This stylish 3/4-bedroom townhouse is situated within a private residential pocket offering spacious and flexible living over three levels.





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The ground level comprises of the entrance hallway, family room/4th bedroom with French doors to the rear garden, utility room, Cloaks WC, and the integral garage can be accessed from the hallway.





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The 1st floor comprises of the spacious lounge, the open plan kitchen /dining room, and 2nd WC.





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G75 0YA

Joyce Heeps HOMES 01355 571883

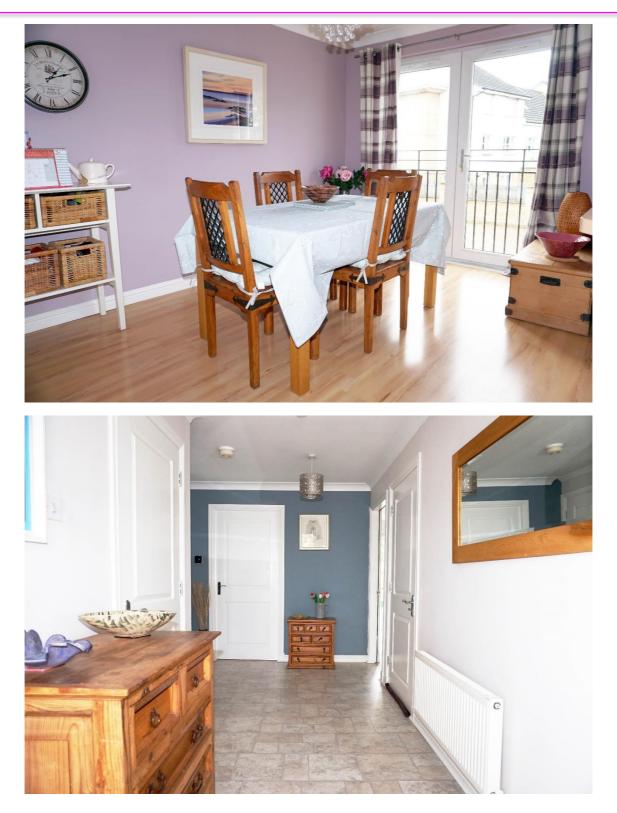
The open plan kitchen/ dining room overlooks the front of the property and has a Paris balcony at the dining area. It has beech effect cabinets and breakfast bar, and includes the integrated double electric oven, 4 burner hob, gas dishwasher, and fridge freezer.





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The 2nd floor comprises of three well-proportioned bedrooms, two with fitted wardrobes, the En suite shower room, and family bath/ shower room.

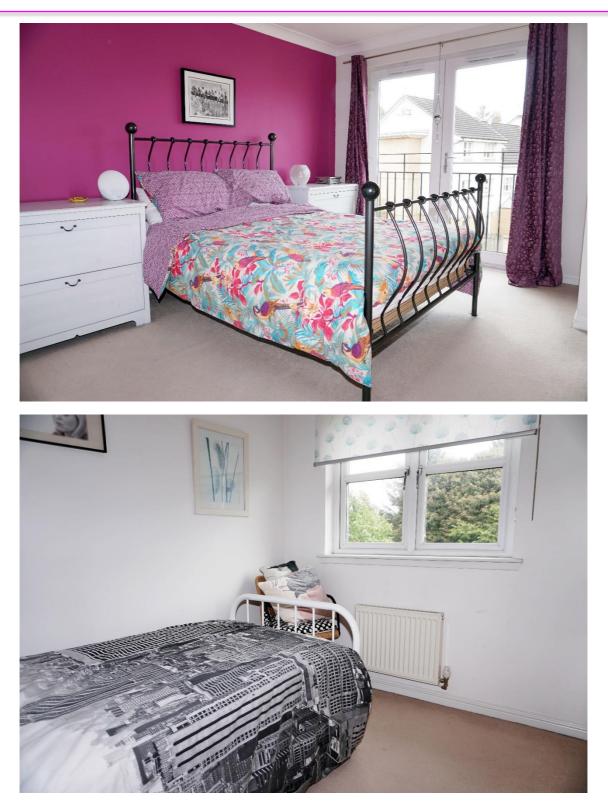


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The family bath/ shower room has a shower cubicle with thermostatic shower, а hand-held shower over bath, the and vanity storage.





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The property is tastefully decorated, has ample storage throughout, and set within easily maintained gardens to the front and rear. The front garden is laid to lawn, has a slab patio area, loose chips and is surrounded by timber perimeter fencing.



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#### The council tax band is F

#### Location

Gullion Park is within easy reach of East Kilbride Train Station, Village, Town Centre, and Kingsgate Retail Park. It is within the catchment for St Kenneth's Primary and Halfmerke Primary and St Andrew's and St Bride's High and Calderglen High Schools. There are bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland and an impressive range of entertainment and sporting facilities.



#### **Measurements**

Lounge	12'9" x 18'2"	Bedroom	12'0" x 9'1"
Kitchen/dining room 13'5" x 18'1"		En suite	4'10" x 6'7"
WC	3′5″ x 5′6″	Bedroom	10'2" x 9'3"
Family/4th bedroom 12'9" x 12'1"		Bedroom	9′2″ x 8′7″
Utility room	9′2″ x 5′8″	Bathroom	6′1″x 5′6″
WC	5′5″ x 3′3″		

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### Joyce Heeps Homes Ltd.

For more information or to advise your interest please contact:

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