

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



Loch Torridon, St Leonards, East Kilbride, G74 2ET

Joyce Heeps Homes are delighted to market this three-bedroom semi-detached villa set in a desirable pocket with garage and parking to rear. Although requiring modernisation, the property is close to highly regarded schools, regular bus services, Calderglen Country Park and sports and recreational facilities.



Features

Garage & parking to rear

Open plan kitchen/dining room

Gas central heating

UPVC double-glazing

Pull down ladder to floored loft.

Close to highly regarded schools

Close Calderglen Country Park

Regular bus services

Within easy reach of Town Centre and Village

East Kilbride's Local Estate Agent

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

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



Description

Set in this desirable pocket within St Leonards is this three-bedroom semi-detached villa. Although requiring a degree of modernisation it will make an ideal family home. It comprises on the ground level of the welcoming



hallway, spacious lounge, and open plan kitchen/dining room.



East Kilbride's Local Estate Agent

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

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



The kitchen has shaker style cabinets and has space for all freestanding appliances.



East Kilbride's Local Estate Agent

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

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



The upper level comprises of three bedrooms, the family bathroom and allows access to the loft by way of a pulldown ladder.



East Kilbride's Local Estate Agent

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

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



East Kilbride's Local Estate Agent

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

Joyce Heeps Homes Ltd

E.K. Business Park
14 Stroud Road
East Kilbride
G75 0YA



01355 571883

The front garden has a selection of mature plants and shrubs. The rear garden is laid to lawn, has mature plants and shrubs, and leads to the parking area and garage to rear.



The council tax band is E

Location

The property is within a highly desirable pocket within St Leonards close to highly regarded primary and secondary schools, and all local amenities. East Kilbride has high street shopping, entertainment, and sporting facilities all of which are easily accessible from the area. There are regular bus and rail services connecting to Glasgow City Centre and other destinations throughout west and central Scotland, as well as access to Central Scotland's motorway networks, making this a popular area for commuters.

Measurements

Lounge	12'1" x 17'5"	Bedroom	8'7" x 8'6"
Kitchen/dining room	9'9" x 17'4"	Bedroom	8'7" x 8'6"
Bedroom	9'11" x 15'6"	Bathroom	6'2" x 5'6"

East Kilbride's Local Estate Agent

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

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



Joyce Heeps Homes Ltd.

For more information or to advise your interest please contact:

Joyce Heeps Homes Ltd
East Kilbride Business Park
Stroud Road
East Kilbride
G75 0YA

Tel: 01355 571 883
Email: joyce@joyceheepshomes.co.uk

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.



East Kilbride's Local Estate Agent

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