

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



## **Burnside View, Lindsayfield East Kilbride, G75 9FZ**

Joyce Heeps Homes are delighted to market this well-maintained four-bedroom detached villa with driveway. Built by Dawn Homes it is set within a much sought-after area popular with young families and convenient for all local amenities.



### **Features**

Driveway

Garage conversion (4<sup>th</sup> bedroom)

Kitchen/utility area

All double bedrooms

Family bathroom

En suite shower room

Private rear garden

Gas central heating

UPVC double-glazing

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

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
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**Joyce Heeps  
HOMES**

01355 571883

This 4-bedroom detached villa built by "Dawn Homes" is in an up-and-coming area very popular with families.

It comprises on the ground level of the entrance vestibule, spacious lounge/dining room, and modern fitted kitchen and utility area.



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The kitchen includes the integrated electric oven, gas hob, extractor and has space for all freestanding appliances.



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The stairway from the lounge leads to three well-proportioned double bedrooms, the En suite shower room and modern family bathroom.



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The property is decorated throughout in neutral tones, has ample storage and the loft can be accessed from the upper landing.

The front garden is laid to lawn with a two-car driveway, and the rear garden is laid to lawn with a patio area and is surrounded by timber perimeter fence.



**Council Tax Band: E**

**Measurements**

Lounge/dining room 22'0" x 13'9"

En suite 5'8" x 4'3"

Family/4<sup>th</sup> bedroom 16'9" x 8'2"

Bedroom 9'1" x 11'2"

Kitchen 7'4" x 12'1"

Bedroom 9'1" x 8'10"

Bedroom 9'1" x 11'9"

Bathroom 7'0" x 6'5"

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### Location

The property lies within Lindsayfield, which is increasingly popular with young families. It is developing at a quick pace with a large supermarket and petrol station, retail units and family friendly bar/ restaurant and is conveniently located for both primary and secondary schools. East Kilbride has a wide range of entertainment and sporting facilities, retail shops, restaurants, and bars. It also offers excellent transport links with regular bus and rail services connecting to Glasgow City Centre and motorway links making it popular with commuters.



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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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