

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



Devonport Park, Original Newlandsmuir, East Kilbride, G75 8PU

Joyce Heeps Homes are delighted to market this architecturally designed three bed/3 public room detached villa set within a highly desirable pocket on a large plot. It is convenient for Hairmyres Train Station, regular bus service, highly regarded schools, and sports and recreational facilities.



Features

Large corner plot

Single garage with workspace & tarmac driveway

Very private enclosed rear & side garden

Spacious lounge

Formal dining room

Sunroom

Study/home office

Cloaks WC & family shower room

UPVC cladding and soffits.

Close to primary and secondary schools and sport and recreational facilities

East Kilbride's Local Estate Agent

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

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Description

This architecturally designed property built in the 70's is on a large corner plot within a highly desirable pocket. Although requiring modernisation this property will make an ideal family home.



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**Joyce Heeps
HOMES**

01355 571883

It comprises on the ground level of the welcoming hallway, bright and spacious lounge, formal dining room, breakfasting kitchen, sunroom, box room/home office, and Cloaks WC.



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The kitchen overlooks the front of the property and leads to the sunroom. It has a full range of base and wall cabinets, contrasting worksurface and breakfast bar. It includes the integrated electric oven and hob and has space for all freestanding appliances.



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The open staircase in the hallway leads to three well-proportioned bedrooms all with fitted wardrobes and further storage withing the eves, and the family shower room.



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The spacious shower room has wet wall panels, non-slip floor covering, and an electric shower.



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The property is decorated in neutral tones throughout, and it is of note that this property has had one owner.



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The front garden has loose chips and a tarmac driveway leading to the single garage with workspace. The very private enclosed side and rear garden is not overlooked, it is laid mainly to lawn, has patio areas, is surrounded by mature plants, trees, and shrubs, and is surrounded by timber perimeter fencing.



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The council tax band is F

Location

The property lies within the desirable Original Newlandsmuir area convenient for Hairmyres Train Station and St James Centre. It is convenient for primary and secondary schools, sports and recreational facilities, and East Kilbride Town Centre and retail parks. It is also well connected to the wider East Kilbride area, Glasgow City Centre, and the motorway network.

Measurements

Lounge	12'1" x 18'10"	WC	3'3" x 6'3"
Dining room	10'6" x 10'0"	Bedroom	12'0" x 13'3"
Kitchen	16'0" x 8'6"	Bedroom	14'7" x 10'6"
Study/home office	4'10" x 8'0"	Bedroom	8'0" x 10'7"
Sunroom	16'2" x 7'1"	Shower room	8'9" x 6'4"

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For more information or to advise your interest please contact:

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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.



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