

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



## **Shiel Avenue, East Mains, East Kilbride, G74 4AP**

Joyce Heeps Homes are delighted to market this two-bedroom mid terraced villa with conservatory which is well maintained throughout and will be ideal for a young family or someone looking to downsize. It close to East Kilbride Train Station, Village, Town Centre, primary and secondary schools and sports and recreational facilities.



### **Features**

Lounge/dining room

Modern kitchen including integrated appliances.

Newly fitted shower room

Conservatory

Two double bedrooms

Private rear garden

UPVC double glazing

Gas central heating

Close to East Kilbride Train Station, Village, Town Centre, and Kingsgate Retail Park

Convenient for Primary and secondary schools

## **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 two-bedroom terraced villa with conservatory is well maintained and will make an ideal family home.



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It comprises on the ground floor of the welcoming hallway, bright and spacious lounge/dining room, conservatory, and modern kitchen.



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The modern kitchen leads to the conservatory. It has white high gloss base and wall cabinets, contrasting worksurface and many integrated appliances.



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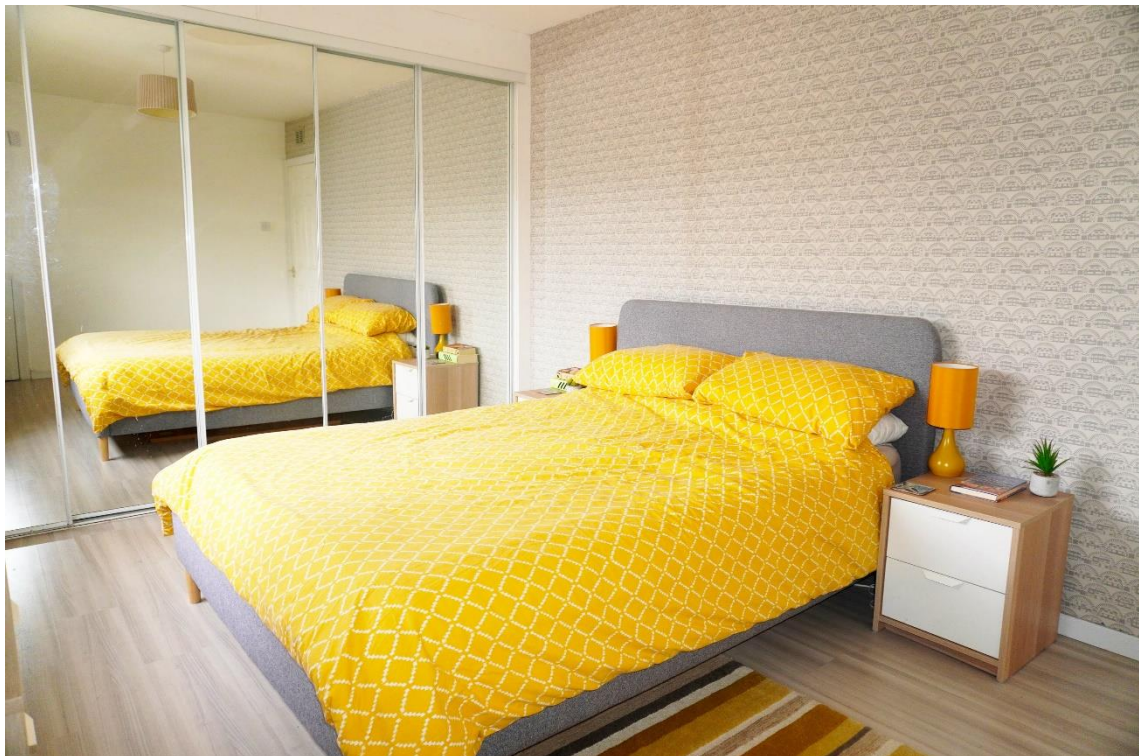
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The upper level comprises of two well-proportioned bedrooms, and recently replaced family shower room.



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



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**Joyce Heeps  
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The front garden has slabbed pathway. The very private rear garden is laid to lawn with mature plants and shrubs, has a concrete patio area, and is surrounded by timber fence.



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**The council tax band is C**

**Location**

The property is within East Mains close to East Kilbride Train Station, Village, Town Centre, primary and secondary schools, and pre-school nurseries. There are regular bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland and an impressive range of entertainment and sporting facilities are available. East Kilbride Town Centre and Kingsgate Retail Park are within walking distance where high street shopping is available.

**Measurements**

Lounge/dining room	20'6" x 11'3"	Bedroom	10'2" x 13'9"
Kitchen	10'9" x 8'11"	Bedroom	13'8" x 10'3"
Conservatory	12'4" x 8'11"	Shower Rm	6'7" x 5'5"

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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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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