

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



## **Riccarton, Westwood East Kilbride, G75 9BY**

Joyce Heeps Homes are delighted to market this three-bedroom end terraced villa. It is maintained and upgraded throughout to a very high standard and is close to all local amenities, regular bus services, Town Centre, retail parks, primary and secondary schools, sports recreational and entertainment facilities.



### **Features**

Gas central heating

UPVC double-glazing

Lounge/dining room

Sun porch

Modern kitchen including integrated appliances.

Private rear garden

Close to primary and secondary schools

Regular bus services

Convenient for Town Centre and Retail Parks

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

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

01355 571883

This three-bedroom end terraced villa is maintained throughout to a high standard and in an area popular with families.

It comprises on the ground level of the welcoming hallway, spacious lounge/dining room, modern fitted kitchen, and sun porch.



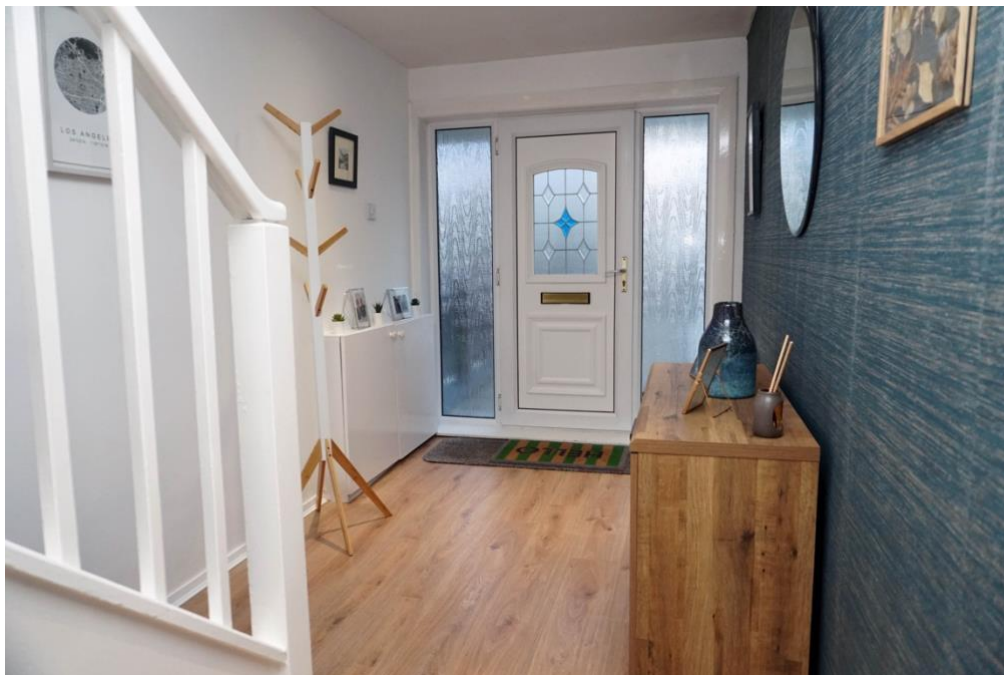
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The modern fitted kitchen overlooks the rear garden and lead to the sun porch. It has high gloss cabinets and includes the integrated electric oven, gas hob, and has space for all freestanding appliances.



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The upper level has three well-proportioned bedrooms, and stylish family bathroom.



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The bathroom has a thermostatic shower over the bath and glass screen, a heated towel rail, vanity storage, partial tiling to the walls, and tiled floor.



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The property is tastefully decorated throughout, has ample storage and the loft is accessible from the upper landing.

The enclosed front and rear gardens has loose chips and concrete slabs and surrounded by timber perimeter hedging.



**Council Tax Band: C**

**Measurements**

Lounge/dining room 20'8" x 11'2"  
narrowing to 9'6".

Kitchen 9'9" x 8'2"

Porch 5'1" x 8'8"

Bedroom 12'2" x 11'2"

Bedroom 13'0" x 9'0"

Bedroom 9'0" x 9'0"

Bathroom 5'6" x 6'7"

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### **Location**

Westwood is convenient for primary and secondary schools, sports and recreational facilities, and East Kilbride's Town Centre and Retail Parks. 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. East Kilbride also boasts first class access to Central Scotland's motorway networks, making the area 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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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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