

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



## **Fairgrove Drive, Lindsayfield East Kilbride, G75 9FH**

Joyce Heeps Homes are delighted to market this four-bedroom detached villa with driveway and integral garage. The area is popular with families, allowing easy access to Hairmyres Train Station, regular bus services, primary and secondary schools, and sports and recreational facilities.



### **Features**

Open aspect

Lounge with bay window

Open kitchen/dining room to include integrated appliances.

Cloaks WC

En suite shower room & family bathroom

Landscaped rear garden

Within easy reach of primary and secondary schools

Convenient for Hairmyres Train Station

Regular bus services

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

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
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This four-bedroom detached villa is in a desirable area very popular with young families.

The ground floor comprises of the hallway, spacious lounge with bay window, open plan kitchen/dining room, rear hallway, leading to the integral garage, and Cloaks WC.



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The kitchen overlooks and leads through French doors to the rear garden. It has birch effect cabinets, contrasting worksurface and centre island, and includes the integrated electric oven, gas hob, and has space for all freestanding appliances.



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The upper level comprises of four well-proportioned bedrooms, En suite shower room and family bathroom.



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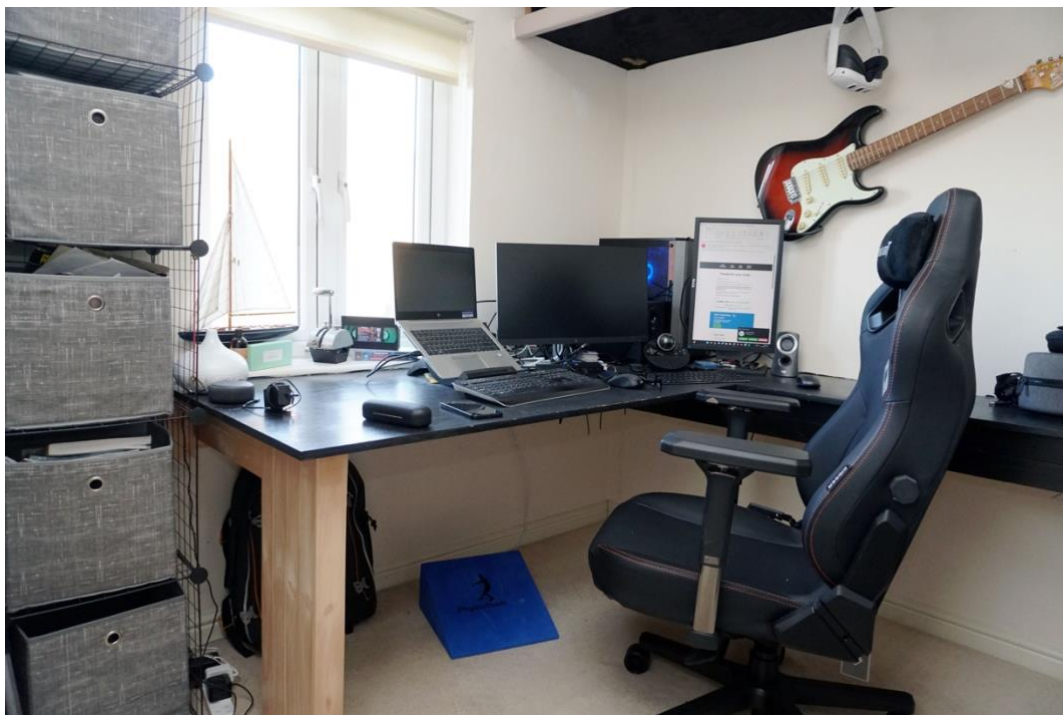
The En suite shower room has a thermostatic shower, vanity storage and tiling to the walls and floor.



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The family bathroom has white sanitary wear and has partial tiling to the walls and tiling to the floor.



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

The front garden is laid to lawn, with a monobloc driveway leading to the integral garage. The very private enclosed rear garden has timber decking, artificial lawn, a covered patio area to the side, mature planted border, and is surrounded by a timber perimeter fence.



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**Council Tax Band:**

**Measurements**

Lounge 16'10" x 10'10"

Kitchen/dining room 12'4" x 14'1"

Cloaks WC 4'1" x 5'0"

Bedroom 12'9" x 10'10"

En suite 6'10" x 4'4"

Bedroom 10'3" x 8'9"

Bedroom 11'1" x 7'0"

Bedroom 7'9" x 8'10"

Bathroom 6'3" x 6'10"



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**Location**

The property lies within Lindsayfield allowing easy access to East Kilbride's Town Centre, and Retail Parks where high street shopping is available. 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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