

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



## **Fraser River Tower, Westwood, East Kilbride, G75 8AB**

Joyce Heeps Homes are delighted to market this spacious two-bedroom, 7th floor flat. It is a great opportunity for a cash buyer, it is within a very well-maintained multistorey block, and has lift access to all floors. It is very close to the Town Centre, Train Station, Village, and regular bus services.



### **Features**

7<sup>th</sup> floor flat

Lift access to all floors

Concierge service

Electric heating

Spacious lounge/dining room

Two double bedrooms with fitted wardrobes

UPVC double-glazing

Close to Town Centre, Train Station, and Village

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

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

**Joyce Heeps Homes Ltd**

E.K. Business Park  
14 Stroud Road  
East Kilbride  
G75 0YA



**Joyce Heeps  
HOMES**

01355 571883

This two-bedroom 7th floor apartment is within Fraser River Tower and has great views over East Kilbride. It allows lift access to all floors, and although requiring some modernisation has been well maintained.



It comprises of the hallway with walk in storage

cupboard and further storage, spacious lounge/dining room, breakfasting kitchen, two double bedrooms, and wet room.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



The kitchen has white cabinets, it includes the integrated electric oven and hob, and has space or all freestanding appliances.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



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



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

The wet room has an electric shower, wet wall panels, and non-slip flooring.



**Council Tax Band: A**

### **Measurements**

Lounge/Dining 17'4" x 11'10"

Kitchen 12' x 7'3"

Bedroom 1 12'6" x 8'5"

Bedroom 2 12'0" x 8'9"

Bathroom 5'5" x 6'9"



### **Location**

East Kilbride's Town Centre, Train Station and Village are close at hand, and it is convenient for Kingsgate Retail Park. There are many bars and restaurants, and sports, recreational and entertainment facilities within the town centre and village. It benefits from excellent public transport links both bus and rail and motorway links provide access in and around the central belt and beyond.

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

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

**Joyce Heeps Homes Ltd**  
**East Kilbride Business Park**  
**Stroud Road**  
**East Kilbride**  
**G75 0YA**

**Tel: 01355 571 883**  
**Email: [joyce@joyceheepshomes.co.uk](mailto:joyce@joyceheepshomes.co.uk)**

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.



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

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)