

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



Ionia Grove, Lindsayfield, East Kilbride, G75 9FN

Joyce Heeps Homes are delighted to market this 4 bedroom/2 public room detached villa built by Taylor Wimpey and situated within the desirable Lindsayfield area. The property is maintained and upgraded to the highest standard, has a driveway, and is set within landscaped, sunny rear garden.



Features

Landscaped gardens

Breakfasting kitchen/ integrated
appliances included.

Formal dining room

Downstairs Cloaks WC

Utility room

Monobloc driveway

Integral garage (converted utility room
and storage area)

East Kilbride's Local Estate Agent

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

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Description

This Taylor Wimpey 4 bedroom/2 public detached villa with driveway and landscaped gardens is maintained and upgraded throughout to a very high standard.



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**Joyce Heeps
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01355 571883

The property comprises of a welcoming hallway, lounge with French doors to the rear garden, formal dining room/5th bedroom overlooking the front, well equipped breakfasting kitchen, utility room, and Cloaks WC.



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The kitchen has a full range of contemporary style high gloss cabinets, contrasting work surfaces and breakfast bar, integrated double electric oven, 5-burner gas hob, designer extractor, and dishwasher.



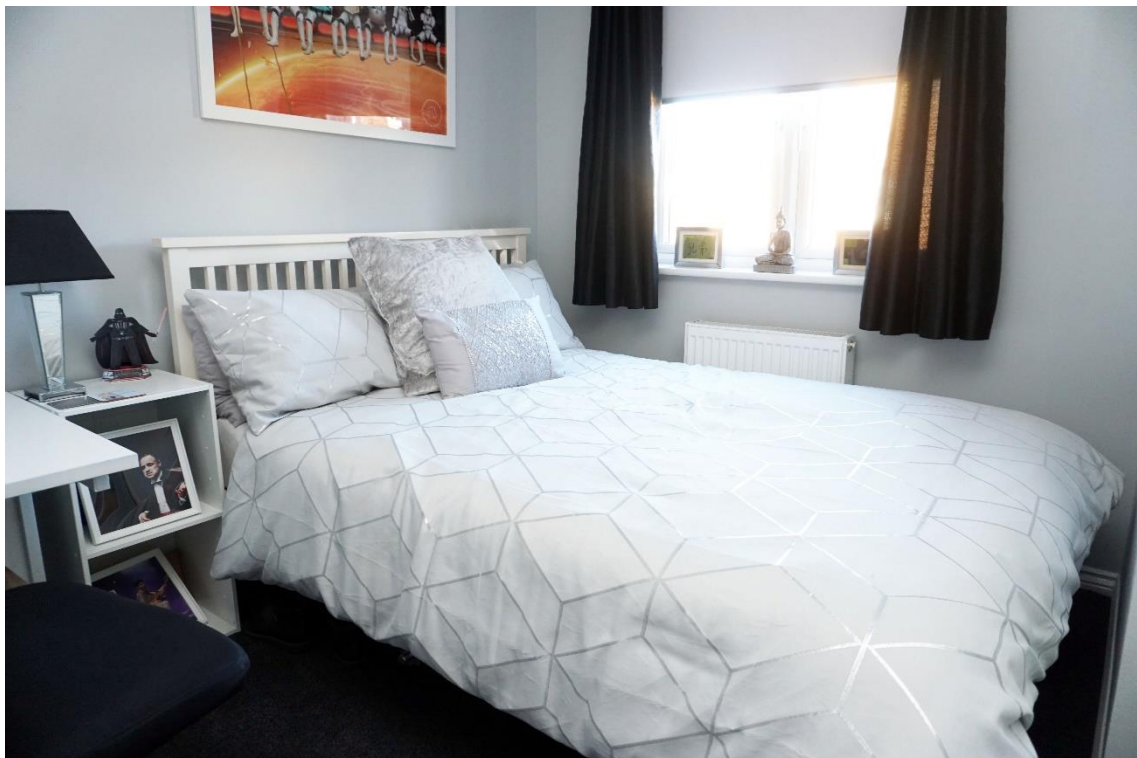
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The upper level comprises of 4 well-proportioned bedrooms, En suite shower room with thermostatic shower, and family bathroom with electric shower over the bath and glass screen.



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The property is within landscaped gardens and has a monobloc driveway leading to the integral garage. The integral garage is converted to utility room and storage area, could be re-instated to the garage by the buyer if required.



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The front of the property has monobloc driveway. The sunny landscaped rear garden is laid to lawn, a child friendly artificial lawn, slab patio area and is surrounded by timber perimeter fencing.



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The council tax band is F

Location

Lindsayfield is a desirable private area, fast becoming one of the most popular areas in East Kilbride for families. The area benefits from having a Morrison's Supermarket and petrol station, family pub and restaurant and food outlets. Primary and secondary schools are easily accessible, and the area is well connected to the wider East Kilbride area and Glasgow City Centre via regular bus and rail services. East Kilbride offers extensive high street shopping, entertainment, and sporting and recreational facilities.

Measurements

Lounge	11'6" x 14'6"	Bedroom 1	9'1" x 12'0"
Dining room	8'4" x 10'4"	En Suite	5'4" x 6'5"
Breakfasting kitchen	9'10" x 11'10"	Bedroom	2 9'3" x 12'3"
Utility room	5'5" x 7'1"	Bedroom 3	12'0" x 7'9"
Cloaks WC	6'2" x 14'3"	Bedroom 4	10'0" x 10'6"
		Bathroom	5'3" x 8'3"

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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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