

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



Loch Torridon, St Leonards, East Kilbride, G74 2ET

Joyce Heeps Homes are delighted to market this substantially extended three-bedroom semi-detached villa with garage and parking to rear which is within a desirable pocket. It is close to Calderglen Country Park, highly regarded primary and secondary schools, sports and recreational facilities and regular bus services.



Features

Substantially extended semi-detached villa

Garage and parking to the rear

Open plan breakfasting kitchen including integrated appliances.

Dining/family room

Downstairs shower room

Family bathroom

Catchment for highly regarded schools

Close to Calderglen Country Park

Regular bus and rail services

East Kilbride's Local Estate Agent

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

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Description

This substantially extended three-bedroom semi-detached villa with garage and parking to rear is in a desirable pocket, and has many features listed.



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It comprises on the ground level of the welcoming hallway, bright and spacious formal lounge, open plan breakfasting kitchen, and shower room.



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The breakfasting kitchen has high gloss shaker style cabinets, contrasting work surface and breakfast bar.



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It includes the integrated double electric oven, induction hob, and space for all freestanding appliances.



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The shower room on the ground level has a shower enclosure with electric shower and tiling to the walls and floor.



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The upper level comprises of three well-proportioned bedrooms and family bathroom.



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The family bathroom has an electric shower over the bath and glass screen, a heated towel rail, and has tiling to the walls and floor.



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The property is decorated in neutral tones, has ample storage throughout, and allows access to the loft by way of a pull-down ladder from the upper landing.



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**Joyce Heeps
HOMES**

01355 571883

The mature well stocked front garden is laid to lawn and has a selection of mature plants and shrubs.



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The very private enclosed rear garden is laid to lawn with mature plants and shrubs, there is a slab patio, and it is surrounded by timber perimeter fencing with gate leading to the parking area and garage.



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The council tax band is E

Location

The property lies within a desirable pocket within St Leonards allowing access to East Kilbride's Town Centre, and Kingsgate Retail Park, highly regarded primary and secondary schools and sports and recreational facilities. There are regular bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland and is within easy reach of Central Scotland's motorway networks, making the area popular with commuters.



Measurements

Lounge	12'0" x 17'4"	Bedroom	10'0" x 15'0"
Breakfasting kitchen	17'4" x 9'8"	Bedroom	8'4" x 8'6"
Family/dining room	15'2" x 8'7"	Bedroom	8'4" x 8'6"
Shower room	6'9" x 5'9"	Bathroom	6'3" x 5'6"

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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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