

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



## **Falkland Drive, West Mains, East Kilbride, G74 1JE**

Joyce Heeps Homes are delighted to market this three-bedroom mid terraced villa which is maintained to a high standard throughout. It is very close to East Kilbride Train Station, Town Centre, Village regular bus services, primary and secondary schools, and sports and recreational facilities.



### **Features**

Close to Train Station, Town Centre,  
and Village

Regular bus services

Close to primary and secondary  
schools

Kitchen to include integrated  
appliances.

Fresh décor throughout

Lounge/dining room

Stylish family bath/shower room

Gas central heating & UPVC Double-  
glazing

Private rear garden

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

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

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### Description

This three-bedroom mid terraced villa is maintained to a high standard and will make an ideal family home.



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



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The kitchen overlooks and leads to the rear garden, it includes the integrated double electric oven, gas hob, and has space for all freestanding appliances.



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The upper level comprises of three well-proportioned bedrooms, and stylish family bath/shower room.



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The family bath/shower room has a shower cubicle with electric shower, a heated towel rail and has tiling to the walls and floor.



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



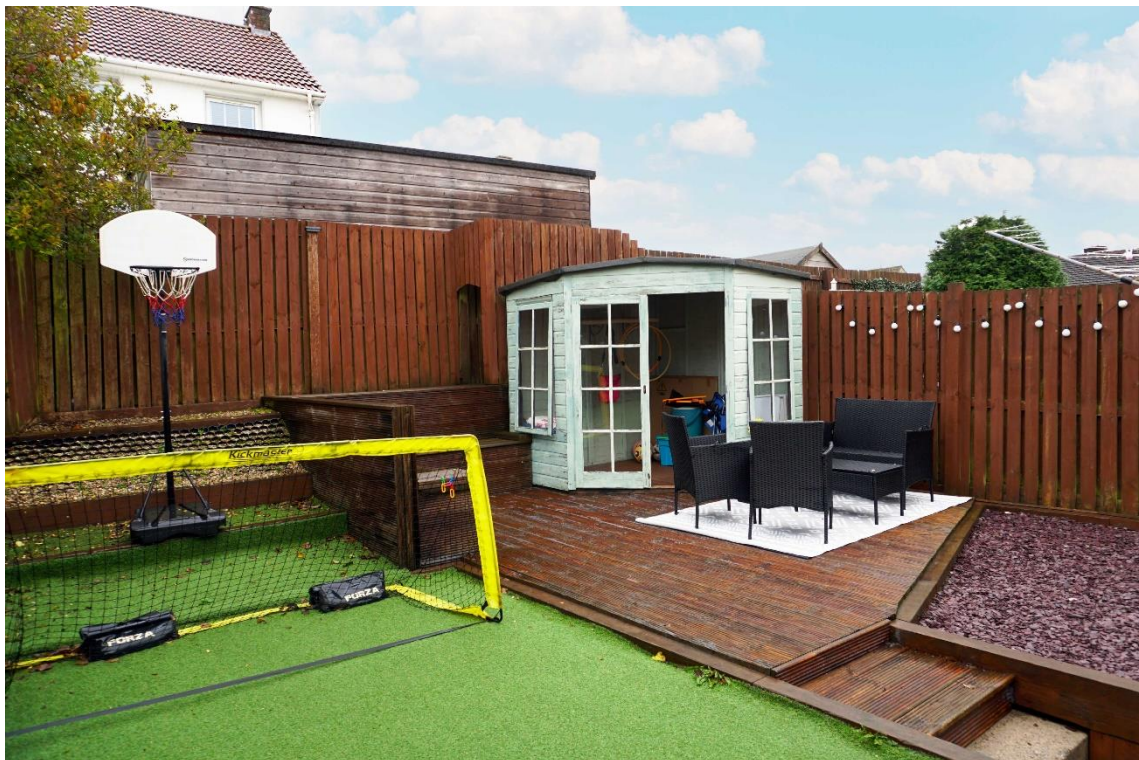
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The front garden has a selection of mature plants and shrubs and has a covered walkway leading to the rear garden. The rear garden has a slab patio area, artificial lawn, a timber decked area, loose chips and is surrounded by timber perimeter fencing.



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**The council tax band is C**

**Location**

The property is situated within West Mains, close to East Kilbride Train Station, Town centre, Village and Retail Parks. There are a wide variety of bars, restaurants and all local amenities including primary and secondary schools. 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.

**Measurements**

Lounge/dining room	22'3" x 11'11" to 8'6" @ dining room	Bedroom	10'8" x 12'1"
Kitchen	9'8" x 9'11"	Bedroom	8'8" x 12'1"
Bedroom	15'10" x 8'8"	Bathroom	5'6" x 10'9"

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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