

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



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

Joyce Heeps Homes are delighted to market this two-bedroom 2nd top floor flat is renovated throughout to a high standard. It is very close to East Kilbride Town Centre, Village, Train Station, and regular bus services.



### **Features**

Open outlook

Close to Town Centre

Close to East Kilbride Train Station

Regular bus services

New kitchen

New bathroom

New UPVC windows

Gas central heating (New boiler)

## **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



### **Description**

This two-bedroom 2<sup>nd</sup> (top) floor flat has been renovated throughout to a high standard would be an ideal opportunity for a 1st time buyer.



It comprises of the hallway with storage cupboard, spacious lounge with open aspect, new kitchen, two double bedrooms, and new bathroom.

**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 contemporary style cabinets, contrasting work surface, and includes the integrated electric oven, ceramic hob, designer extractor, and space for 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



**Joyce Heeps  
HOMES**

01355 571883

The stylish bathroom has an electric shower over the bath, glass screen, a heated towel rail, wet wall panelling, and laminate floor covering.



**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

The flat has fresh neutral décor, new carpets and flooring, ample storage, and many features listed.



**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)

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



**The council tax band is B**

### **Location**

The property is situated close to East Kilbride's Town Centre, Train Station, and Village. There are a wide variety of bars and restaurants and all local amenities, 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	15'11" x 12'11"	Bedroom	9'7" x 15'0"
Kitchen	13'2" x 6'11"	Bedroom	10'11" x 10'1"
Bathroom	9'6" x 5'3"		

**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)