

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



Semphill Gardens, Calderwood East Kilbride, G74 3UH

Joyce Heeps Homes are delighted to market this well maintained two-bedroom upper cottage flat has gas central heating and double glazing. It is close to all local amenities, regular bus services, and within easy reach of The Village, train station, and Kingsgate Retail Park.



Features

Upper cottage flat

Gas central heating (2-year-old boiler)

Double-glazing

Recently modernised bathroom

Regular bus services

Close to John Wright Sports Centre

Walking distance to Train Station,
Town Centre, and Village

East Kilbride's Local Estate Agent

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

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**Joyce Heeps
HOMES**

01355 571883

This two-bedroom upper cottage comprises of the entrance hallway, spacious lounge/dining room, fitted kitchen, two double bedrooms, and modern bathroom.



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The kitchen is accessed from the hallway, it has shaker style cabinets and space for all freestanding appliances.



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The modern bathroom has an electric shower over the bath and glass screen, drawer vanity storage, tiling and wet wall panelling, and laminate flooring.



The décor is neutral, it has ample storage, it benefits from having an external storage cupboard within the building, and communal drying area to the rear.

Council Tax Band: B

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Measurements

Lounge/dining room 18'4" x 11'9"
narrowing to 10'6".

Kitchen 5'1" x 8'0"

Bedroom 16'10" x 8'9"

Bedroom 12'0" x 9'2"

Bathroom 6'4" x 5'6"

Location

The property is within Calderwood close to all local amenities, and within easy reach of The Village, Town Centre, and Train Station. 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. East Kilbride also boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.



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For more information or to advise your interest please contact:

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Tel: 01355 571 883
Email: joyce@joyceheepshomes.co.uk

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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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