

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



## **Durban Avenue, Lindsayfield, East Kilbride, G75 9PA**

Joyce Heeps Homes are delighted to market this three-bedroom semi-detached villa with driveway is in an area very popular with young families. It is convenient for all local amenities, primary and secondary schools and sports and recreational facilities.



### **Features**

Semi-detached villa

Driveway

Cloaks WC

Modern family bathroom

Double-glazing

Gas Central heating

Private rear garden

Close to local shops

Regular bus services

## **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**

Set within Lindsayfield is this three-bedroom semi-detached villa with driveway.



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It comprises of the entrance vestibule, open plan lounge, dining area, modern fitted kitchen, and Cloaks WC.



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The kitchen has high gloss white cabinets, it includes the integrated double electric oven, gas hob, and has space for all freestanding appliances.



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**Joyce Heeps  
HOMES**

01355 571883

The upper level comprises of three bedrooms, and modern family bathroom with electric shower over the bath and glass screen.



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It is decorated in neutral tones, there is ample storage, and the loft can be accessed from the upper landing.



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The front garden is laid to lawn with a monobloc driveway to the side and gate to the rear garden. The enclosed rear garden is laid to lawn, has a timber decked area, and is surrounded by timber perimeter fencing.



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**The council tax band is E**

**Location**

The property lies within Lindsayfield, an area increasingly popular with young families. It is developing at a quick pace with a large supermarket and petrol station, retail units and family friendly bar/ restaurant and is conveniently located for both primary and secondary schools. East Kilbride has a wide range of entertainment and sporting facilities, retail shops, restaurants, and bars. It also offers excellent transport links with regular bus and rail services connecting to Glasgow City Centre and motorway links making it popular with commuters.



**Measurements**

Lounge	13'9" x 16'6"	Bedroom	10'7" x 9'6"
Dining room	9'10" x 7'9"	Bedroom	10'11" x 8'1"
Kitchen	9'10" x 8'2"	Bedroom	7'2" x 8'0"
Cloaks WC	5'7" x 3'0"	Bathroom	6'8" x 6'5"

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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**Tel: 01355 571 883**  
**Email: [joyce@joyceheepshomes.co.uk](mailto:joyce@joyceheepshomes.co.uk)**

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