

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



Forth Grove, Mossneuk, East Kilbride, G75 8XF

Joyce Heeps Homes are delighted to market this extended three-bedroom semi-detached villa which is maintained throughout to a high standard. It is within the catchment for Mossneuk Primary school, and close to all local amenities, regular bus services and Hairmyres Train Station.



Features

Convenient for Hairmyres Train Station

Close to Mossneuk primary & Duncanrig secondary schools

Driveway for 2 cars

Downstairs Cloaks/WC

Newly fitted breakfasting kitchen to include integrated appliances

Newly fitted bathroom

Gas central heating & UPVC double-glazing

Landscaped rear garden

Garage to rear

East Kilbride's Local Estate Agent

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

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Description

This extended three-bedroom semi-detached villa is a credit to the current owner and is maintained throughout to a high standard.



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It comprises on the ground level of the entrance porch, newly fitted downstairs cloaks WC, open plan lounge with separate dining area and new breakfasting kitchen.



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The kitchen has high gloss cabinets, contrasting worksurface and breakfast bar and includes the integrated double electric oven, gas hob, washing machine and has space for all freestanding appliances.



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The upper level comprises of three well-proportioned bedrooms, and newly fitted bathroom.



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



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



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The front of the property has new double driveway with loose chips and slabbed pathway which leads to the garden gate to the side. The hard-landscaped rear garden has a monobloc paved patio area and raised loose chip areas. It is surrounded by timber perimeter fencing with gate to the garage and parking area.



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The council tax band is D

Location

The property lies within Mossneuk, a desirable area close to Hairmyres train station, regular bus services and the motorway network. It is convenient for primary and secondary schools and is within the catchment for the highly regarded, Mossneuk Primary School. It is well connected to the wider East Kilbride area allowing easy access to East Kilbride Town Centre, retail parks, and sports, recreational, and entertainment facilities.



Measurements

Lounge	13'5" x 16'7"	Bedroom 1	14'3" x 8'4"
Dining area	11'8" x 8'4"	Bedroom 2	10'1" x 9'8"
Kitchen	18'6" x 7'9"	Bedroom 3	9'10" x 7'10"
Downstairs Cloaks/ WC	4'11" x 2'2"	Bathroom	6'0" x 6'4"

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For more information or to advise your interest please contact:

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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.



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