

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



Kendal Road, Newlandsmuir, East Kilbride, G75 8GT

Joyce Heeps Homes are delighted to market this spacious three bedroom detached villa with many features listed. It is set in the private Newlandsmuir area, convenient for Hairmyres Train Station, regular bus services, primary and secondary schools, and sports and recreational facilities.



Features

Monobloc driveway

Garage (currently games room)

Modern kitchen including integrated appliances.

Utility room

Sunroom

Dining area from lounge

Cloaks WC & Stylish family bathroom

UPVC double-glazing & Gas central heating

Hard landscaped gardens

East Kilbride's Local Estate Agent

www.joyceheepshomes.com
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Description

This spacious three-bedroom detached villa is well maintained and has many features listed.



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01355 571883

It comprises on the ground level of the welcoming hallway, spacious lounge, dining area, sunroom, modern fitted-kitchen, utility room, cloaks WC, and integral garage currently used as a games room.



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**Joyce Heeps
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The kitchen has contemporary style cabinets, contrasting worksurface, and includes the integrated electric oven, microwave, ceramic hob, and designer extractor.



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The utility room leads to the garage which has been floored and lined and currently used as a games room, and to the back garden.



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The upper level comprises of three well-proportioned bedrooms, all with fitted wardrobes and the stylish family bathroom.



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The bathroom has an electric shower over the bath and glass screen, vanity drawer storage, and heated towel rail.



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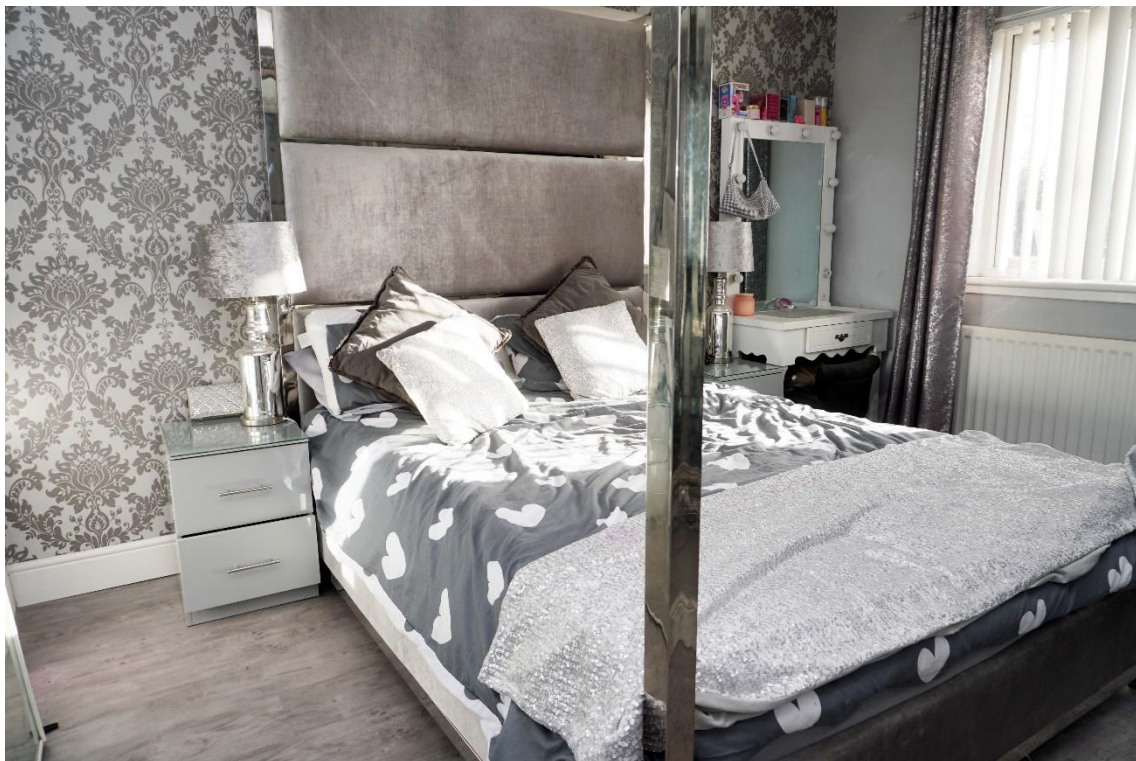
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The property is decorated in neutral tones throughout and has ample storage. There is a door on the upper landing leading to substantial storage within the eaves, and the loft can be accessed also from the upper landing.



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The gardens are hard landscaped for easy maintenance. The front has a monobloc driveway with raised planter. The very private enclosed rear garden has artificial lawn, raised planter, composited decked patio area, and is surrounded by timber perimeter fencing.



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**The council tax band is G****Location**

The property is within the private Newlandsmuir area convenient for primary and secondary schools, local amenities and East Kilbride's Town Centre and retail parks. 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.

Measurements

Lounge 15'6" x 10'9"

Garage/games room 20'10" x 8'10"

Dining area 9'10" x 8'5"

Bedroom 12'7" x 10'9"

Sunroom 12'5" x 11'7"

Bedroom 10'1" x 9'9"

Kitchen 9'10" x 8'8"

Bedroom 7'9" x 7'7"

Utility room 5'10" x 8'11"

Bathroom 5'5" x 7'5"

Cloaks WC 5'9" x 2'11"

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For more information or to advise your interest please contact:

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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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