

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



Hamlet, Calderwood, East Kilbride, G74 3NJ

Joyce Heeps Homes are delighted to market this three-bedroom end terraced villa with conservatory which is in an area popular with families. It is close to local schools, sports and recreational facilities, regular bus services, and convenient for East Kilbride Town Centre, and Kingsgate retail park and all amenities.



Features

Parking & Garage to rear

Modern kitchen & family bathroom

Gas central heating

Conservatory

Freshly decorated.

New carpets and flooring throughout

Regular bus services

Close to all amenities/sport and recreational facilities

Convenient for Kingsgate Retail Park, Town Centre & Village

East Kilbride's Local Estate Agent

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

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**Joyce Heeps
HOMES**

01355 571883

Description

Located within a popular pocket is this freshly decorated three-bedroom end terraced villa with conservatory and garage to rear.



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It comprises on the ground level of the welcoming entrance porch, spacious lounge overlooking the front of the property, modern fitted kitchen, and conservatory.



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The modern kitchen gives access to the conservatory, has grey base and wall mounted units and space for all freestanding appliances.



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The upper level comprises of three well-proportioned bedroom and modern family bathroom.



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The property has ample storage, and the loft can be accessed from the upper landing.



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The front garden is laid to lawn with slabbed pathway. The rear garden has a slab patio area, artificial lawn and is surrounded by timber fence with garden gate giving access to parking and garage.



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The council tax band is C

Location

The property is within Calderwood, conveniently located for all local amenities, primary and secondary schools, transport links and East Kilbride's main shopping centre, Village and Kingsgate Retail Park. The town itself boasts a wide and varied range of amenities including shopping centres, schools both primary and secondary, retail parks and several Sports Centres, swimming pools and other recreational facilities.

Measurements

Lounge	18'4" x 15'5"	Bedroom	10'1" x 12'0"
Kitchen	11'9" x 8'6"	Bedroom	10'4" x 8'3"
Bedroom	13'5" x 10'0"	Bathroom	5'11" x 5'5"

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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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