

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



Caithness Road, Brancumhall, East Kilbride, G74 3JF

Joyce Heeps Homes are delighted to market this very well maintained two-bedroom end-terraced villa situated within Brancumhall. It is close to all local amenities, regular bus services, primary and secondary schools, sports and recreational facilities, Town Centre, Village & Kingsgate Retail Park.



Features

End-terraced.

Gas central heating

UPVC double- glazing

Dining kitchen including integrated appliances.

Stylish bathroom

Pull down ladder to floored and insulated loft.

Convenient for primary & secondary schools

Regular bus services

Convenient for Kingsgate Retail Park, Village & Town Centre

East Kilbride's Local Estate Agent

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

Description

This very well maintained two-bedroom end terraced villa is within a private development, close to all amenities and Calderglen. It comprises on the ground level of the entrance porch, and lounge leading to the modern dining kitchen.



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The dining kitchen overlooks and leads to the rear garden. It has high gloss cabinets, a contrasting worksurface, and includes an integrated electric oven, gas hob, fridge freezer, and has space for all freestanding appliances. There is a walk-in



cupboard which has plumbing for WC and washbasin.



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The open stairway from the lounge gives way to two double bedrooms, and stylish family bathroom.



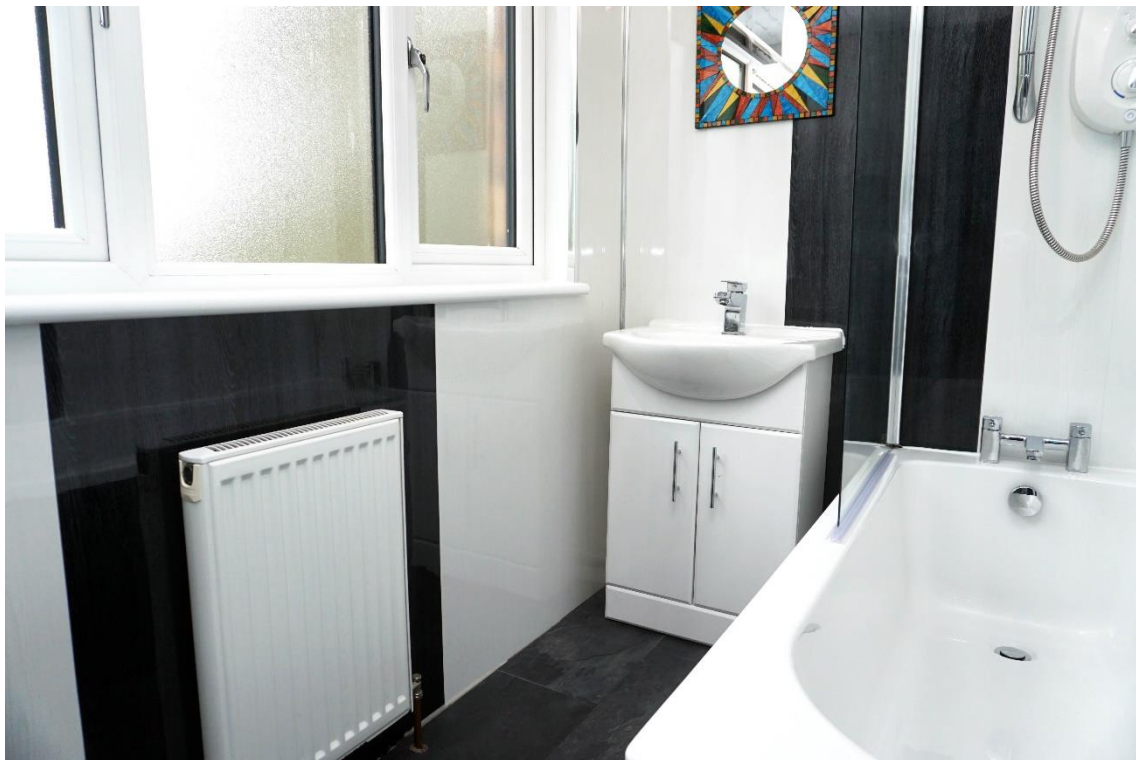
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The stylish family bathroom has an electric shower over the bath and glass screen, vanity storage, and wet wall panelling.



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The property has neutral décor throughout, there is ample storage, and it benefits from having a fully floored and insulated loft accessed by way of a pull-down ladder from the upper landing.



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The front garden is laid to lawn, the enclosed rear garden has a timber decked patio area, loose chips, and timber perimeter fencing.



The council tax band is C

Location

The property lies within Brancumhall, a private development close to all local amenities including primary and secondary schools and sports and recreational facilities. The area is within easy reach of East Kilbride's Town Centre, Village and Kingsgate Retail Park. There are bus regular bus and rail services and allows easy access to the M77, M74 & M8 motorway network, making the area ideal for commuters.

Measurements

Lounge 17'4" x 8'4"

Bedroom 9'0" x 11'7" narrowing to 7'11".

Dining kitchen 9'9" x 11'7"

Bathroom 8'2" x 4'9"

Bedroom 9'7" x 7'10"

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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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