

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



## **Milford, Westwood, East Kilbride, G75 9BU**

Joyce Heeps Homes are delighted to market this spacious two-bedroom 2nd floor flat with sun balcony, gas central heating, and UPVC double glazing which is ideal for a 1st time buyer. It is close to regular bus services, local amenities, and convenient for East Kilbride Town Centre, Village and Train station.



### **Features**

Open Aspect

Sun balcony

Gas central heating

UPVC double-glazing

Modern kitchen including integrated appliances.

Regular bus services close by

Convenient for Town Centre, Village and Train Station

## **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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**Joyce Heeps  
HOMES**

01355 571883

**Description**

This spacious two-bedroom 2nd floor flat with sun balcony is very well maintained and close to all amenities, and regular bus services.



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It comprises of the hallway, spacious lounge/dining room, modern fitted kitchen, and bathroom, and two double bedrooms.



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The kitchen has American walnut effect cabinets and includes the integrated electric oven, new ceramic hob, stainless steel extractor and has space for all freestanding appliances.



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



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The property has neutral décor throughout, has ample storage including a walk-in cupboard in the hallway housing the washing machine and dryer.



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**The council tax band is B**

### **Location**

The property is within Westwood allowing access to local amenities, 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/dining room	19'3" x 9'9".	Bedroom	11'11" x 10'2"
Kitchen	7'0" x 11'10"	Bathroom	5'5" x 6'6"
Bedroom	11'11" x 10'2"		

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## **Joyce Heeps Homes Ltd.**

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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