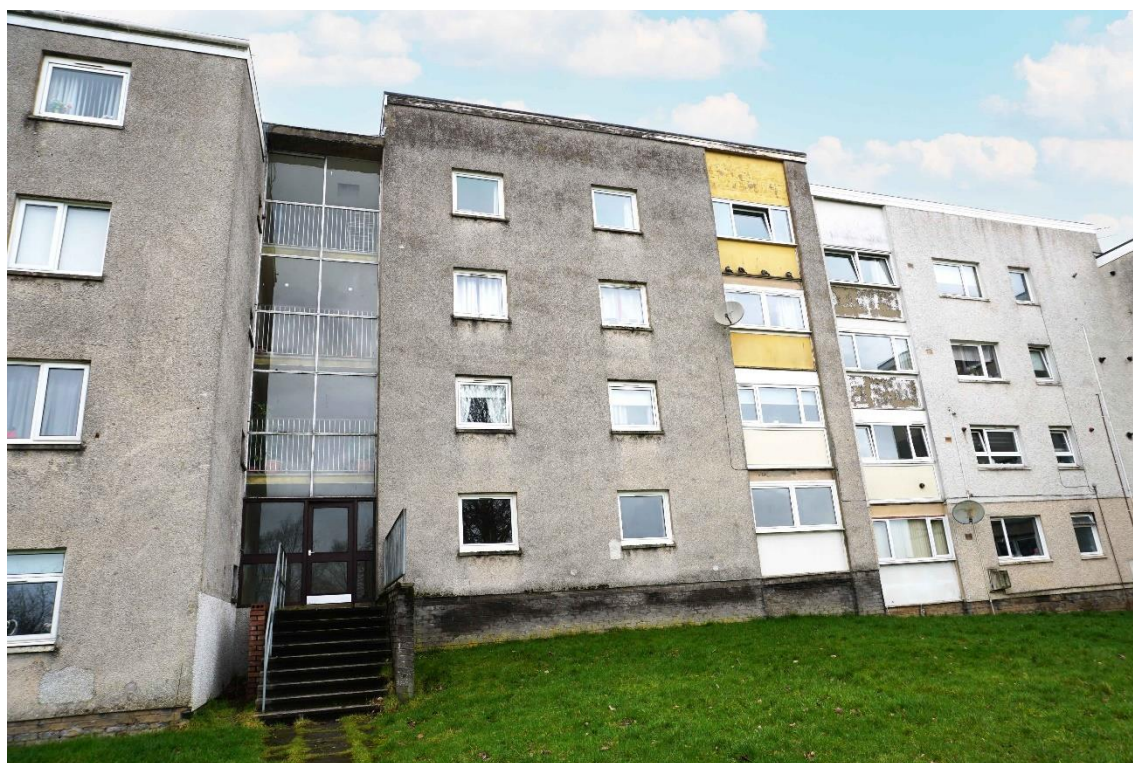


**Joyce Heeps Homes Ltd**  
E.K. Business Park  
14 Stroud Road  
East Kilbride  
G75 0YA



## **Waverley, Calderwood, East Kilbride, G74 3PD**

Joyce Heeps Homes are delighted to market this two-bedroom ground floor flat with gas central heating and UPVC double-glazing, which is an ideal opportunity for a 1st time buyer. It is close to Calderglen, all local amenities, regular bus services and within easy reach of East Kilbride Town Centre, Village and Kingsgate Retail Park.



### **Features**

Close to Calderglen

Gas central heating

UPVC double-glazing

Ample parking

Open aspect

Modern kitchen & bathroom

Close to local amenities

Regular bus services

Within easy reach of Town Centre,  
Village and Kingsgate Retail Park

## **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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### **Description**

Situated close to Calderglen and all local amenities is this spacious two-bedroom ground floor flat with many features listed.



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**Joyce Heeps  
HOMES**

01355 571883

It comprises of the hallway with walk in cupboard and further storage, spacious lounge/dining room, modern fitted kitchen, two double bedrooms, both with fitted wardrobes, and modern family bathroom.



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The kitchen is accessed from the hallway, it has American walnut effect cabinets, contrasting worksurface, 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 council tax band is B**

### **Location**

The property lies within Calderwood close to Calderglen and allowing access to East Kilbride's Town Centre and Kingsgate Retail Park. There are regular bus services close by connecting to Glasgow and other destinations throughout West and Central Scotland and East Kilbride has an impressive range of entertainment and sporting facilities. The area allows easy access to the M74, M77 and M8 motorway networks, making the area popular with commuters.



### **Measurements**

Lounge/dining room 21'1" x 11'2"  
narrowing to 9'6".

Kitchen 7'1" x 12'1"

Bedroom 10'1" x 10'9"

Bedroom 10'1" x 10'9"

Bathroom 5'5" x 6'3"

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

**Joyce Heeps Homes Ltd**  
**East Kilbride Business Park**  
**Stroud Road**  
**East Kilbride**  
**G75 0YA**

**Tel: 01355 571 883**  
**Email: [joyce@joyceheepshomes.co.uk](mailto:joyce@joyceheepshomes.co.uk)**

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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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