

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



Welland Place, Gardenhall, East Kilbride, G75 8QY

Joyce Heeps Homes are delighted to market this very well maintained three/four-bedroom detached villa set in a cul-de-sac within a desirable area. It is close to Hairmyres Train Station, St James's Centre, and convenient for schools, sports and recreational facilities, East Kilbride Town Centre, and Retail parks.



Features

Set in Cul-de-sac

Monobloc driveway

Landscaped sunny rear garden.

Family/4th bedroom

Kitchen to include integrated appliances.

Cloaks WC

Gas central heating

UPVC double-glazing

Close to Hairmyres Train Station & regular bus services

East Kilbride's Local Estate Agent

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

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Description

This 3/4-bedroom detached villa is maintained throughout to a high standard.



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It is set in a cul-de-sac within the desirable Gardenhall area convenient for all amenities and is very close the highly regarded Mossneuk Primary School.



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01355 571883

The ground floor comprises of the welcoming hallway, spacious lounge/dining area, well equipped kitchen, family room/4th bedroom, and Cloaks WC.



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The kitchen has high gloss white cabinets, and contrasting work surface. It includes the integrated electric oven, gas hob, and has space for all freestanding appliances.



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The stairway gives way to three bedrooms and modern and family bathroom.



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The bathroom has tiling to the walls and floor and electric shower over the bath and glass screen.



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**Joyce Heeps
HOMES**

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The front garden is laid to lawn with a monobloc driveway and access gate to the rear garden. The very private and sunny rear garden is laid to lawn, has slab patio areas, loose chips areas and is surrounded by timber perimeter fencing.



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The council tax band is E

Location

The property lies within the desirable Gardenhall area close to Hairmyres Train Station and St James Centre. It is convenient for primary and secondary schools, sports and recreational facilities, and East Kilbride Town Centre and retail parks. It is also well connected to the wider East Kilbride area, Glasgow City Centre, and the motorway network.



Measurements

Lounge	14'0" x 12'7"	Bedroom	13'7" x 8'2"
Dining area	11'2" x 8'0"	Bedroom	10'5" x 7'5"
Kitchen	11'6" x 7'5"	Bedroom	10'5" x 7'5"
Family room/ Bedroom	18'9" x 8'6"	Bathroom	6'3" x 6'2"
Cloaks WC	6'4" x 3'3"		

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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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