

## **Boswell Park, Calderwood, East Kilbride, G74 3HG**

Joyce Heeps Homes are delighted to market this very well-maintained three-bedroom terraced villa which is very close to all local amenities, primary and secondary schools, and sports and recreational facilities. It is convenient for East Kilbride Town Centre, Kingsgate retail park, and regular bus and rail services.



### **Features**

New kitchen including integrated appliances.

Shower room with electric shower.

Spacious lounge/dining room

Private enclosed rear garden

UPVC Double-glazing

Gas central heating (new boiler)

Convenient for primary and secondary schools

Close to bus stops & local shops

Convenient for Town Centre Village and Retail Parks

## **East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

**Joyce Heeps Homes Ltd**

E.K. Business Park  
14 Stroud Road  
East Kilbride  
G75 0YA



01355 571883

**Description**

Located within a popular pocket very close to all amenities is this very well-maintained three-bedroom mid terraced villa.



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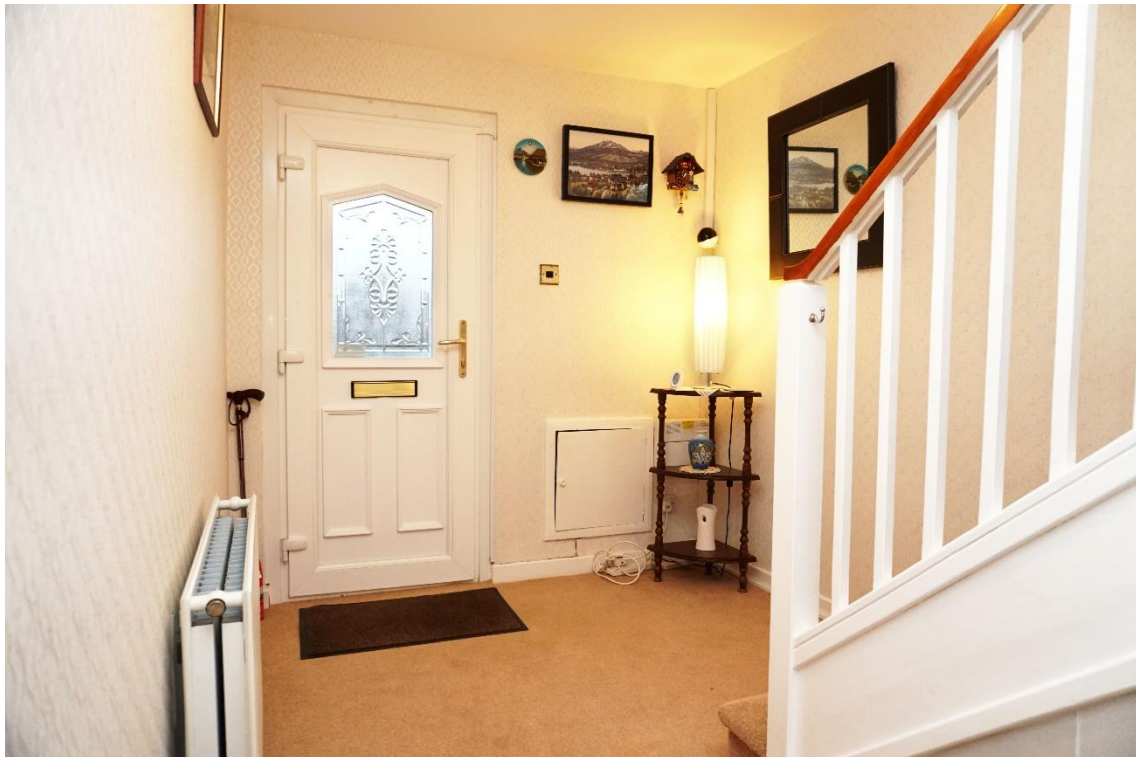
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It comprises on the ground level of the welcoming hallway, spacious lounge/dining room, and new fitted kitchen.



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The new kitchen has high gloss white cabinets and includes the integrated electric oven, microwave, ceramic hob, and has space for all freestanding appliances.



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The upper level comprises of three well-proportioned bedrooms, one with fitted wardrobes, and shower room. The shower room has an electric shower, non-slip flooring, and has tiling to the walls.



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The décor throughout is neutral, there is ample storage throughout, and the loft can be accessed from the upper landing.



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The front garden is mainly laid to lawn. The rear garden is laid to lawn, has a slab patio area, and is surrounded by timber perimeter fencing with communal covered walkway shared with the neighbour.



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**Joyce Heeps  
HOMES****01355 571883****The council tax band is C****Location**

The property is within Calderwood, close to all local amenities, primary and secondary schools, and regular bus services. It is convenient for East Kilbride Town Centre, Village, and Kingsgate Retail Park offering high street shopping. The town boasts a wide and varied range of amenities including schools both primary and secondary, several Sports Centres, swimming pools, and major road and rail links linking West Central Scotland and beyond.

**Measurements**

Lounge/dining room 14'9" x 12'6"  
narrowing to 9'11"

Kitchen 9'0" x 9'7"

Bedroom 1 11'4" x 9'11"

Bedroom 2 10'7" x 13'3"

Bedroom 3 8'0" x 9'8"

Shower room 6'0" x 6'4"

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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