

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



Kincardine Place, Brancumhall, East Kilbride, G74 3DN

Joyce Heeps Homes are delighted to market this recently upgraded one-bedroom executive apartment with many features listed. It is situated within the private Brancumhall development, close to all local amenities, regular bus services, sports, and recreational facilities and the M77, M74, and M8 motorway network.



Features

Private residents parking

Carpeted communal stairway & security entry.

Enclosed communal garden & drying area

Open plan lounge/kitchen including integrated appliances.

New shower room with underfloor heating

Energy efficient electric panel heaters

UPVC double-glazing

Loft within the property for further storage.

Close to all local amenities & regular bus services

East Kilbride's Local Estate Agent

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

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**Joyce Heeps
HOMES**

01355 571883

Description

This one-bedroom 2nd (top) floor executive apartment is maintained and upgraded to the highest standard, making it an ideal opportunity for a 1st time buyer.



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It comprises of the hallway, open plan lounge/kitchen, double bedroom with fitted wardrobe, and stylish shower room.



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The kitchen has contemporary style high gloss cabinets, contrasting work surface, and includes the integrated electric oven, ceramic hob, designer extractor and fridge freezer.



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The stylish shower room has tiling to the walls and floor, a shower enclosure with thermostatic rainwater and riser shower, vanity drawer storage, and has under-floor heating.



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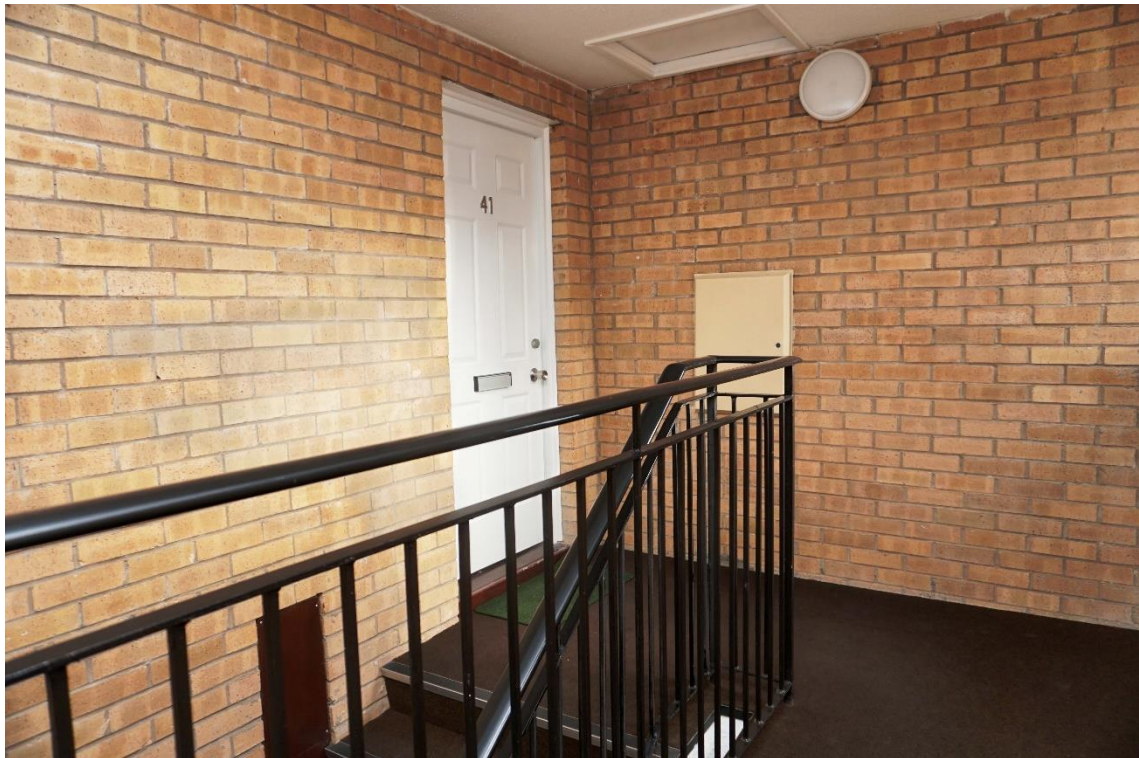
The property is tastefully decorated in neutral tones, has ample storage and the loft can be accessed from the hallway.



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The council tax band is B

Location

The property is within Brancumhall a private development close to Calderglen and all local amenities. East Kilbride Town Centre & Kingsgate Retail Park are easily accessible, also entertainment, sport, and recreational facilities. There are regular bus and rail services connecting Glasgow City Centre and other destinations throughout west and central Scotland, as well as access to central Scotland's motorway networks, making it a popular area for commuters.



Measurements

Lounge/kitchen 11'6" x 19'11".

Shower room 7'5" x 4'5"

Bedroom 13'2" x 8'8"

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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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