

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



## **Dryburgh Hill, West Mains, East Kilbride, G74 1JA**

Joyce Heeps Homes are delighted to market this very well maintained, two-bedroom end terraced villa which has a multiple car driveway and is convenient for East Kilbride Train Station, Town Centre, Village, and both primary and secondary schools.



### **Features**

Close to Train Station, Town Centre, and Village

Within catchment for highly regarded schools

Multiple car monobloc driveway

Very private rear garden

Downstairs cloaks WC

Newly fitted shower room

Modern fitted kitchen

Double bedrooms

Gas central heating (new boiler)

UPVC double-glazing

## **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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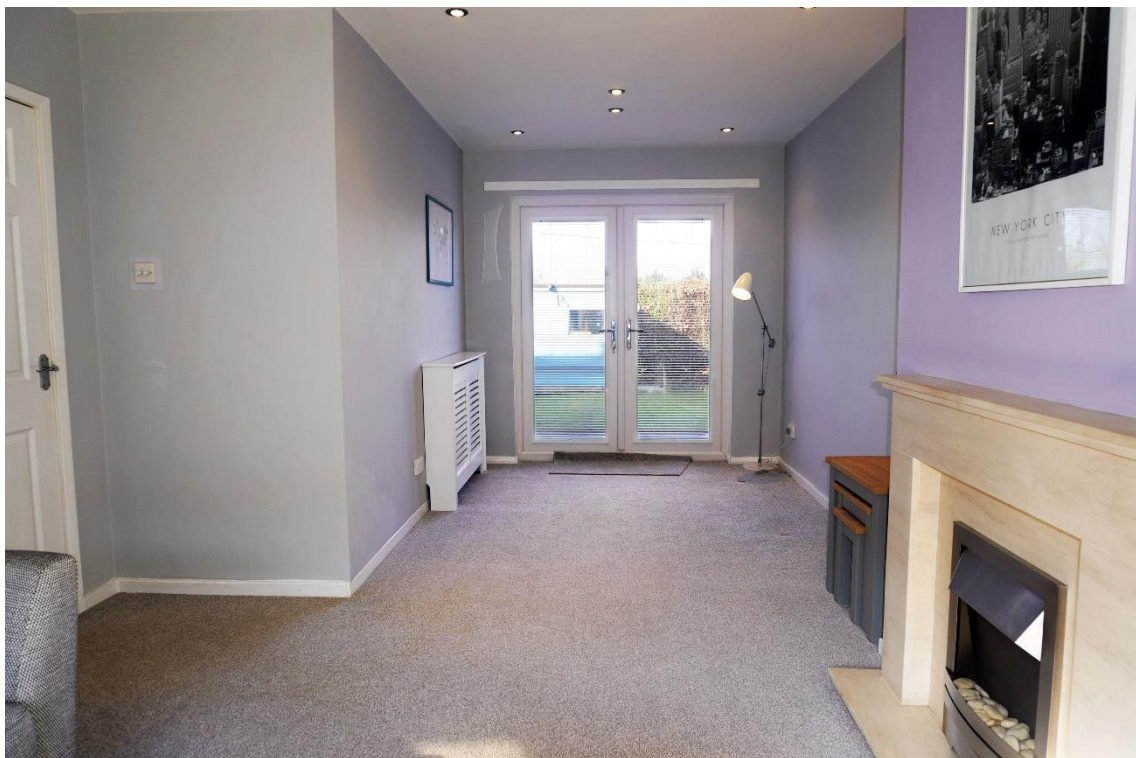
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01355 571883

**Description**

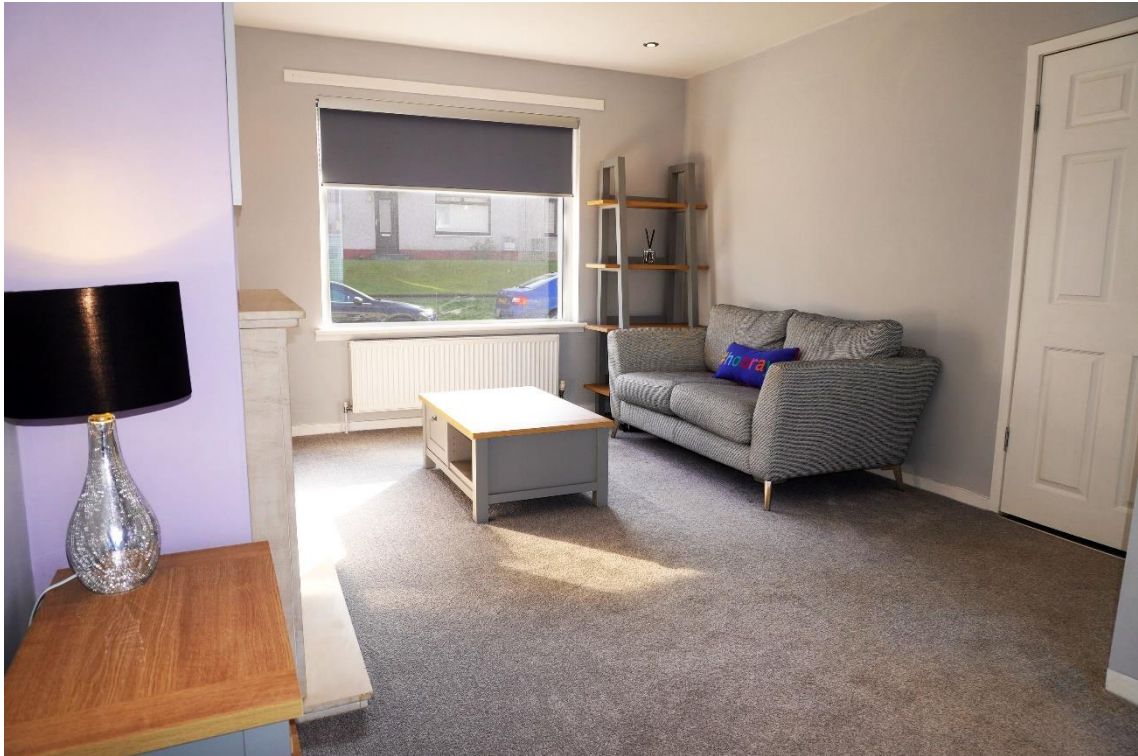
This two-bedroom terraced villa is a credit to the current owner and is maintained to a high standard throughout.



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It comprises on the ground level of the welcoming hallway, bright and spacious lounge/dining room with French doors to the private rear garden, modern fitted kitchen to include integrated appliances, and cloaks WC.



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The upper level comprises of two well-proportioned double bedrooms both with fitted wardrobes, and newly fitted shower room.



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The shower room has a white suite, corner cubicle with electric shower, has vanity storage, and is tiled to the walls and floor.



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It is set within easily maintained gardens to the front and rear. The front garden is laid to lawn and has a multiple car monobloc driveway to the side of the property, and gate to the private rear garden.



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The rear garden is surrounded by mature perimeter hedging, is laid to lawn, has a slab patio area and large storage shed with mains electricity.



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**Joyce Heeps  
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The property is situated within the popular West Mains area, close to East Kilbride train station, Town centre and Village. There are a wide variety of bars and restaurants, and all local amenities including both primary and secondary schools. 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.

**Measurements**

Lounge/Dining Room

Kitchen	9'3" x 9'9"
Cloaks WC	8'3" x 2'8"
Bedroom 1	14'9" x 10'6"
Bedroom 2	9'4" x 11'10"
Bathroom	6'4" x 5'4"

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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**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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