

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



The Leas, Benthall Farm, East Kilbride, G75 9PY

Joyce Heeps Homes are delighted to market "The Yeats" by Miller Homes, a spacious four-bedroom detached villa with integral garage, multiple car driveway and many features listed. It is within easy reach of all amenities, primary and secondary schools, sports and recreational facilities, regular bus services and Hairmyres Train Station.



Features

Solar panels

Integral garage & multiple car monobloc driveway

Landscaped gardens including Summer House, with electricity.

Open Kitchen/family/dining room, to include integrated appliances.

Utility room

Cloaks WC,

Stylish family bathroom with separate shower cubicle

En suite shower room with thermostatic shower

Jack & Jill shower room

East Kilbride's Local Estate Agent

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

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**Joyce Heeps
HOMES**

01355 571883

Description

The Yeats is a spacious four-bedroom detached villa maintained throughout to the highest standard. It is set within landscaped gardens and has many features listed.



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The ground level comprises of the welcoming hallway, spacious lounge with bay window, open plan kitchen/family/dining room, utility room, and Cloaks WC.



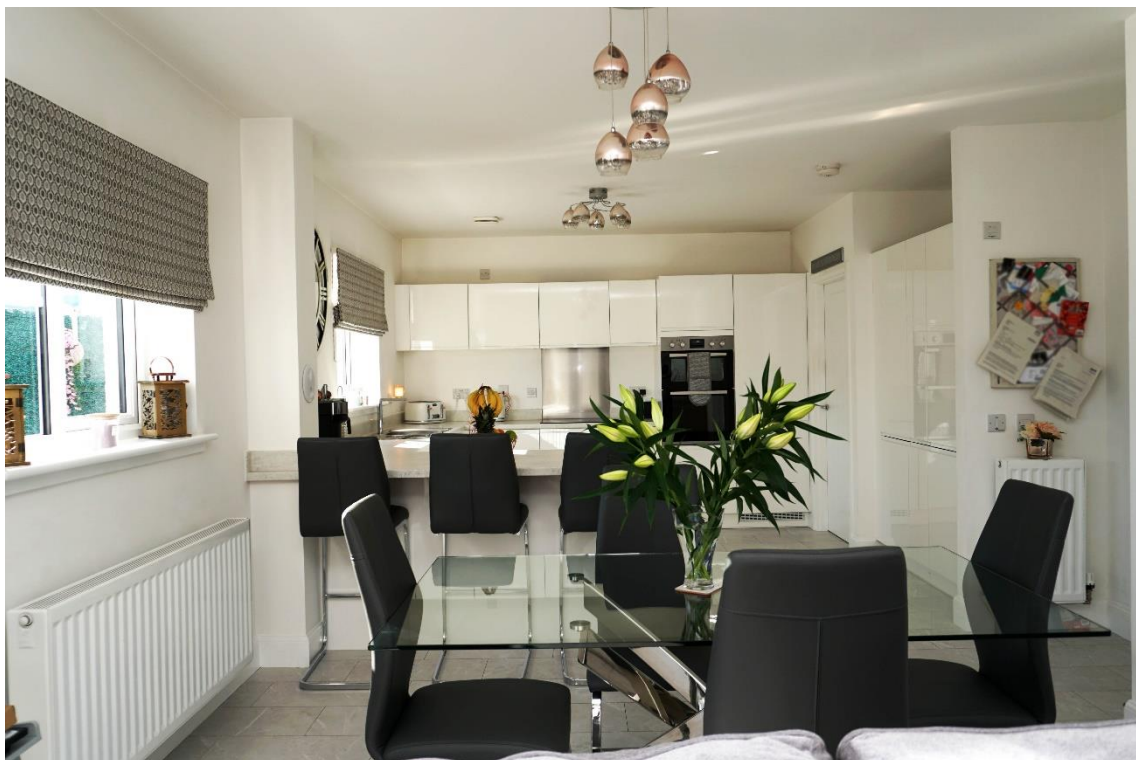
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The open plan kitchen/ family/ dining room overlooks and leads through French doors to the rear garden.



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It has contemporary style high gloss cabinets, contrasting worksurface and breakfast bar, and includes the integrated double electric oven, induction hob, fridge freezer and dishwasher.



The utility room includes the integrated washing machine and dryer and has a door to the side garden.



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The stairway in the hall gives way to four well-proportioned double-bedroom, the En suite shower room, Jack & Jill shower room, and stylish family bath/shower room, all of which have thermostatic showers.



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



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The front garden is laid to lawn with a multiple car driveway to the front and side and access gate leading to the rear garden. The rear and side gardens are laid to lawn, with patio areas, and surrounded by timber perimeter fencing.



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It further benefits from having a summer house with electricity.



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The council tax band is F

Location

Benthall Farm is a growing private development fast becoming one of the most popular areas in East Kilbride. It is close to Morrisons Supermarket and petrol station, family pub and restaurant, and various food outlets. It is convenient for primary and secondary schools and pre-school nurseries and is well connected to the wider East Kilbride and Glasgow City Centre via regular bus and rail services. East Kilbride Town Centre and Retail Parks are easily accessible, offering high street shopping, entertainment, and sporting facilities.



Measurements

Lounge	16'5" x 11'11"	En suite	7'1" x 5'4"
Kitchen/family/dining room	11'7" x 29'3"	Bedroom	11'4" x 12'3"
Utility room	5'5" x 6'4"	Bedroom	9'1" x 9'8"
Cloaks WC	5'10" x 4'1"	Jack & Jill shower room	5'0" x 6'10"
Bedroom	13'10" x 12'3"	Bedroom	11'5" x 7'4"

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For more information or to advise your interest please contact:

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Tel: 01355 571 883
Email: 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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