

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



## **Riccarton, Westwood, East Kilbride, G75 9BY**

Joyce Heeps Homes are delighted to market this spacious two-bedroom ground floor flat with gas central heating, UPVC double glazing and private garden which is within a very well-maintained block. It is close to regular bus services, local amenities, and convenient for East Kilbride Town Centre, Village and Train station.



### **Features**

Security entry

Gas central heating

UPVC double-glazing

Very well-maintained block - regularly cleaned

Modern kitchen with integrated appliances

Stylish bathroom

Private garden

Regular bus services close by

Convenient for Town Centre, Village and Train Station

## **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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### **Description**

This two-bedroom ground floor flat is a credit to the current owners and is within a very well-maintained block.



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01355 571883

It comprises of welcoming entrance hallway, spacious lounge/dining, modern fitted kitchen, two double bedrooms, dressing room and modern bathroom.



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The property is freshly decorated in neutral tones throughout, and benefits from having gas central heating, UPVC double-glazing, and many features listed.



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**The council tax band is B**

### **Location**

The property is within Westwood allowing access to East Kilbride's Town Centre where high street shopping is available. 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 are located in the town. East Kilbride also boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.



### **Measurements**

Lounge/Dining 16'3" x 11'5"

Bedroom 2 12'4" x 7'11"

Kitchen 14'11" x 6'6"

Bathroom 6'3" x 6'10"

Bedroom 12'4" x 9'11"

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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**Stroud Road**  
**East Kilbride**  
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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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