

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



## **Burncrooks Avenue, West Mains, East Kilbride, G74 1DL**

Joyce Heeps Homes are delighted to market this first floor flat situated close to East Kilbride Town Centre, Train Station and Village within an externally refurbished building.



### **Features**

Close to Town Centre, Train Station,  
and Village

Preferred first floor.

Gas central heating

Block of 6

Security Entry

Freshly decorated.

Immaculate stairwell

Ample storage

Close to East Kilbride Town Centre,  
Train Station, and Village

## **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 first floor flat would be ideal for a first-time buyer or someone looking to downsize. It is within a block of six flats and is very close to East Kilbride's Town Centre, Train Station, and Village.



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**Joyce Heeps  
HOMES**

01355 571883

It comprises of the entrance hallway with ample storage, bright and spacious lounge leading to sun balcony, fitted kitchen, bathroom, and 2 double bedrooms.



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The modern fitted kitchen overlooks the rear of the property and has grey base and wall mounted units, and space for all freestanding appliances.



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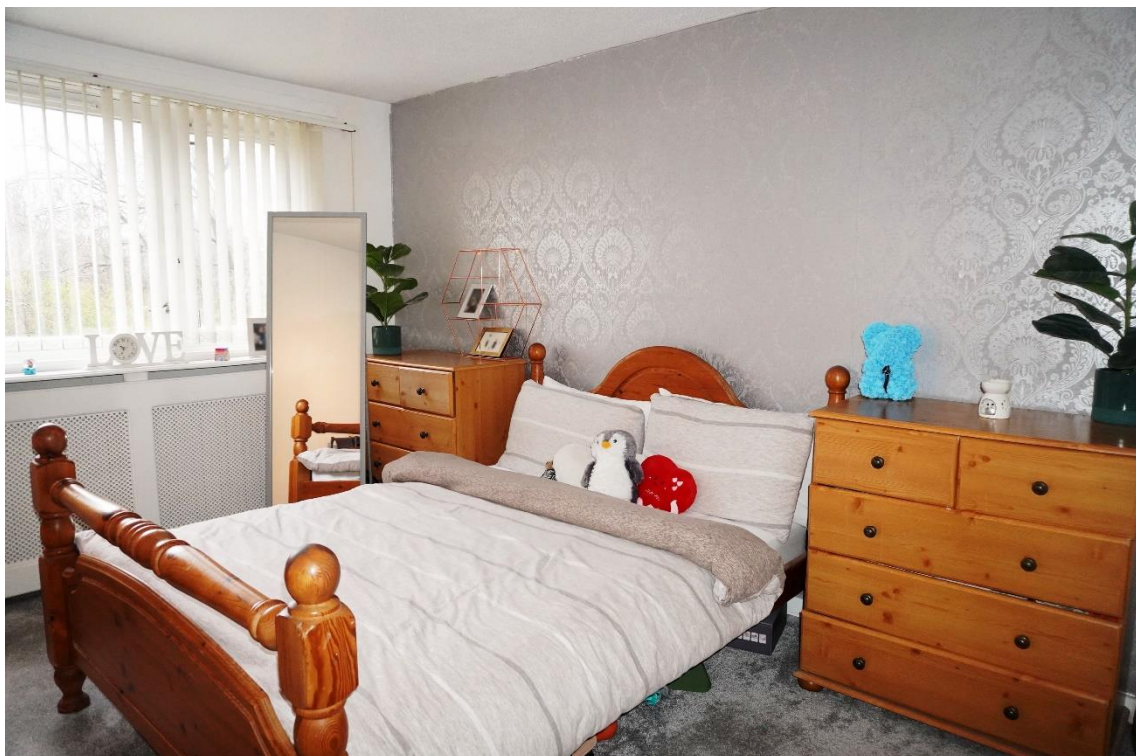
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The property is tastefully decorated in neutral tones throughout, has gas central heating, sun balcony and security entry.



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**The council tax band is B**

**Location**

The property is close to East Kilbride Town Centre, Train Station, and Village. There are a wide variety of bars and restaurants and all amenities, 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	18' x 10'5"	Bedroom	9'10" x 11'1"
Kitchen	8'10" x 6'6"	Bathroom	6'2" x 5'6"
Bedroom	13'5" x 11'1"		

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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**Stroud Road**  
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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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