

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



## **Vicars Walk, Cambuslang, G72 8JS**

Joyce Heeps Homes are delighted to market this very well-maintained three-bedroom semi-detached villa with driveway situated in a popular pocket within Cambuslang. It is close to highly regarded schools, Kirkhill & Cambuslang Train Stations, regular bus services, and the motorway making it ideal for commuters.



### **Features**

Convenient for Kirkhill & Cambuslang train stations

Monobloc driveway

Re-roughcast

Modern fitted kitchen

Stylish shower room

UPVC Double-glazing

Gas central heating

Close to all local amenities

Close to Kirkhill & Cambuslang Train Stations & regular bus services

## **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 very well-maintained semi-detached villa with driveway, is within a cul-de-sac in a popular pocket close to all local amenities.



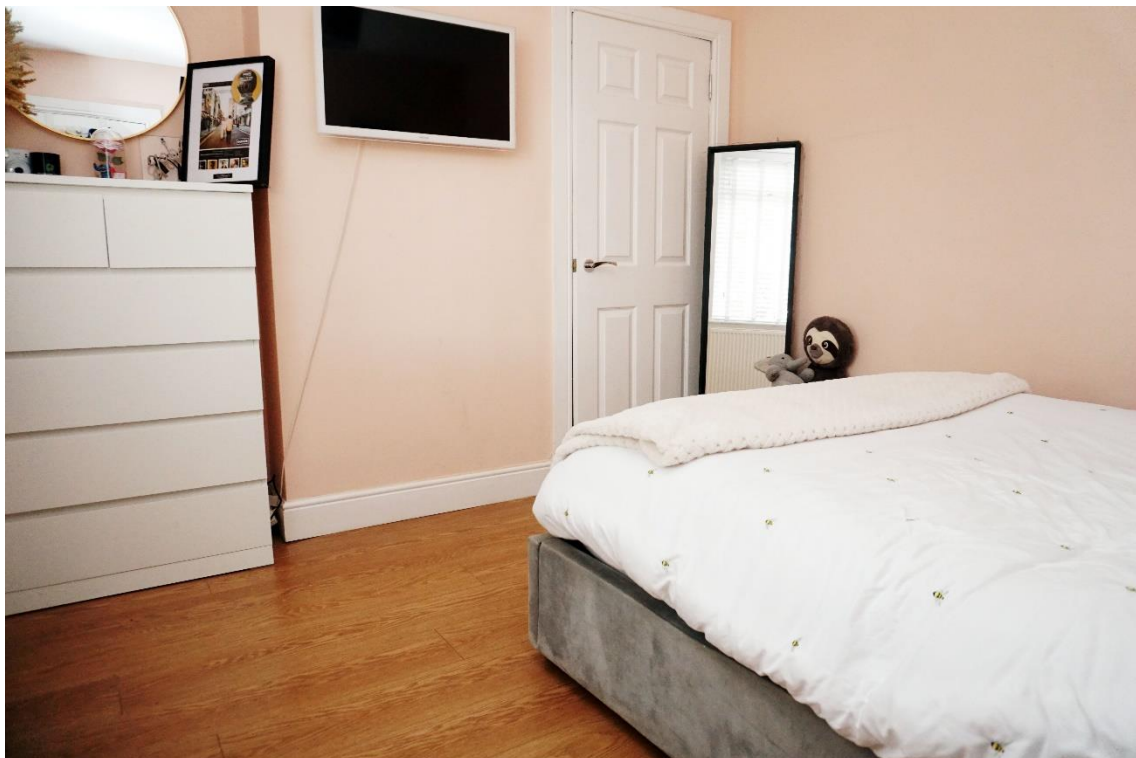
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The ground floor comprises of the hallway, spacious lounge/dining room, modern fitted kitchen, and double bedroom.



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The kitchen has high gloss white cabinets, contrasting worksurface, and has two storage cupboards. It includes the integrated electric oven, gas hob, and has space for all freestanding appliances.



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The upper level has two further double-bedrooms, and stylish family shower room.



The shower room has a walk-in shower enclosure with electric shower and fixed glass screen, has tiling to the walls and floor, vanity storage, and heated towel rail.



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



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The front of the property has a multiple car monobloc driveway, and gate leading to the sunny rear garden.



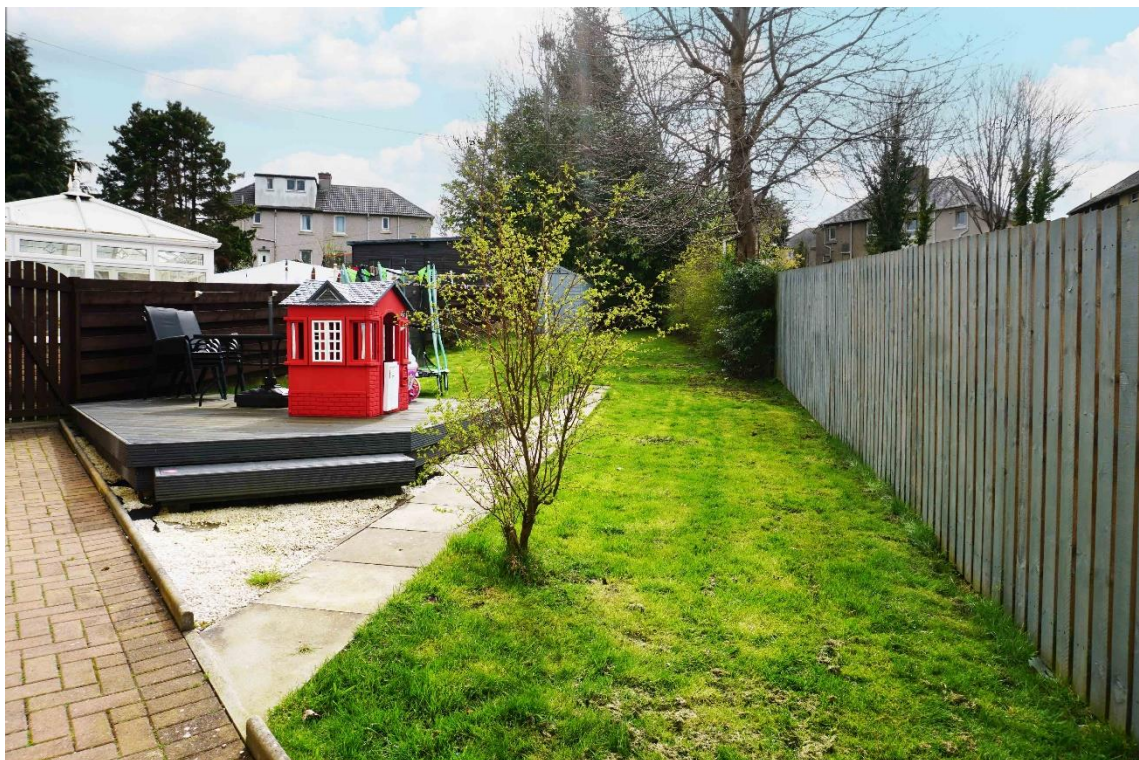
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The enclosed rear garden is laid to lawn, has a timber decked patio area, and is surrounded by timber perimeter fencing.



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**The council tax band is C**

### **Location**

This popular pocket is within easy reach of Kirkhill and Cambuslang Train Stations and very close to regular bus services to Glasgow City Centre and beyond. It is convenient for all amenities, primary and secondary schools, sports and recreational facilities, and restaurants and bars. The area is ideal for commuters being within easy reach of the motorway network.



### **Measurements**

Lounge/dining room 17'5" x 11'0".

Kitchen 6'8" x 15'0"

Bedroom 10'0" x 10'9"

Bedroom 17'5" x 10'1"

Bedroom 10'6" x 10'10"

Shower room 6'0" x 7'11"

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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