

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



## **Salisbury, Calderwood, East Kilbride, G74 3QF**

Joyce Heeps Homes are delighted to market this three-bedroom end terraced villa within a popular pocket close to Calderglen. It is within easy reach of primary and secondary schools, sports and recreational facilities, local shops, and regular bus services.



### **Features**

Roof and Soffits replaced in recent years.

Re roughcast and insulated

Gas central heating

UPVC double-glazing

Cloaks WC

Wet room

Close to Calderglen

Convenient for local shops and regular bus services

Within easy reach of primary and secondary schools & sports and recreational facilities

## **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 three-bedroom end terraced villa is an area very popular with young families. Although requiring modernisation it has many features listed including a new roof and Cloaks WC.



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It comprises on the ground level of the entrance porch, hallway, spacious lounge with open aspect, dining kitchen, and Cloaks WC.



The kitchen has traditional style cabinets and has space for all freestanding appliances.



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The upper level comprises of three bedrooms, all with built in wardrobes, and wet room.



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The wet room has an electric shower, wet wall panels, and non-slip flooring. The property has ample storage throughout, and the loft can be accessed from the upper landing.



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The front garden is laid to lawn with mature planted border. The rear garden is laid mainly to lawn and is surrounded by a brick wall and mature hedging.



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**The council tax band is D**

### **Location**

The property is within Calderwood, convenient for primary and secondary schools and all local amenities. East Kilbride has an impressive range of high street shopping, entertainment, and sporting facilities all of which are easily accessible from the area. The town also offers bus and rail services connecting to Glasgow City Centre and other destinations throughout west and central Scotland, as well as access to Central Scotland's motorway networks.



### **Measurements**

Lounge	16'11" x 11'10"	Bedroom	10'1" x 12'1"
Kitchen	8'9" x 12'1"	Bedroom	10'4" x 8'2"
Cloaks WC	4'8" X 2'3"	Bathroom	5'6" x 6'1"
Bedroom	13'5" x 10'1"		

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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