

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



Lyell Grove, Stewartfield, East Kilbride, G74 4RE

Joyce Heeps Homes are delighted to market this substantially extended four-bedroom semi-detached villa with driveway, and many features listed. It is set at the end of a cul-de-sac, maintained throughout to a high standard and is close to all amenities.



Features

Substantially extended 4-bedroom semi-detached villa

Monobloc driveway

Well equipped kitchen including integrated appliances.

Utility room

Cloaks WC

En suite shower room & dressing room

Luxury family bath/shower room

Gas central heating & UPVC double-glazing

Close to East Kilbride Train Station, Village, Town Centre & Retail Parks

Convenient for highly regarded schools

East Kilbride's Local Estate Agent

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

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Description

This substantially extended four-bedroom semi-detached villa is a credit to the current owners and has many features listed.



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**Joyce Heeps
HOMES**

01355 571883

The ground floor comprises of the welcoming hallway, spacious lounge, dining area, well equipped kitchen, utility room, bedroom/family room, and Cloaks WC.



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The kitchen leads to the utility room and overlooks and leads to the rear garden. It has contemporary style high gloss cabinets, and includes the integrated electric oven, microwave, and slim line dishwasher. The utility room accessed from the kitchen has high gloss cabinets and space for all freestanding appliances.



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The upper level comprises of three well-proportioned double bedrooms, the En suite shower, dressing room, and stylish family bath/shower room.



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The En suite shower room has a shower enclosure with electric shower, a heated towel rail and leads to the dressing room.



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The luxurious family bathroom has a bath, a shower enclosure with thermostatic shower, vanity storage, and a heated towel rail.



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



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The front and rear gardens are easy to maintain. The front garden is laid to lawn with a monobloc driveway and gate to the side leading to the rear garden.



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The very private and sunny rear garden is not overlooked. It has a timber decked area, concrete slabs, artificial lawn, and is surrounded by timber perimeter fencing.



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**Joyce Heeps
HOMES****01355 571883****The council tax band is E****Location**

The property is set within the highly desirable Stewartfield area close to the James Hamilton Heritage Loch. It is within easy reach of highly regarded schools, East Kilbride Train Station, Village and Town Centre offering shopping, entertainment, and sporting facilities. The town also boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.

Measurements

Lounge	14'3" x 13'5"	Bedroom	13'5" x 10'0"
Dining area	10'9" x 10'4"	En suite	7'9" x 5'7"
Kitchen	7'2" x 15'2"	Dressing room	4'9" x 9'7"
Utility room	6'1" x 8'0"	Bedroom	10'2" x 9'3"
Cloaks WC	5'1" x 3'0"	Bedroom	12'0" x 8'0"
Family room/bedroom	16'5" x 7'10"	Bathroom	5'8" x 12'10"

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For more information or to advise your interest please contact:

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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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