

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



Moffat Place, Gardenhall East Kilbride, G75 8RX

Joyce Heeps Homes are delighted to market this substantially extended five-bedroom detached villa with integral garage, conservatory and many features as listed. Situated within a highly desirable area it is close to Hairmyres Train Station and is within the catchment area for the highly regarded Mossneuk Primary School.



Features

Close to Hairmyres Train Station & regular bus services

Substantially extended 5-bedroom detached villa

Driveway and integral garage

Well-equipped kitchen/dining room including integrated appliances.

Conservatory

Mezzanine area

En suite shower room & cloaks WC

Gas central heating & UPVC double-glazing

Within the catchment for Mossneuk Primary School.

East Kilbride's Local Estate Agent

www.joyceheepshomes.com
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**Joyce Heeps
HOMES**

01355 571883

This substantially extended five-bedroom detached villa is maintained throughout to a very high standard, with many features listed.

It comprises on the lower ground level of the spacious lounge leading to the conservatory, the open plan and very well-equipped kitchen/dining room, utility room and Cloaks WC.



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The open plan and well-equipped kitchen/dining room overlooks and leads through French doors to the rear garden, and to the utility room. It has a full range of shaker style cabinets, contrasting worksurface and centre island with further storage. It includes the range style cooker with 5 gas burners, ceramic hot plate, two ovens and warming drawer, the integrated dishwasher, and washing machine.



The utility room has space for all freestanding appliances.

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The entrance level comprises of a welcoming hallway and the 5th bedroom currently being used as an office.



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The 1st floor comprises of three double bedrooms, the en suite shower room, and a spacious family bathroom with an electric shower over the bath and glass screen.



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The 2nd floor has a further bedroom currently being used as a gym and storage cupboard.



The property is tastefully decorated throughout in neutral tones, has ample storage, there is a mezzanine area accessed from a fixed staircase on the 1st floor which could be a TV area.

The property is set within mature and very well stocked gardens. The front garden is laid to lawn, has mature shrubs, and has a multiple car monobloc driveway leading to the integral garage. The private enclosed rear garden is laid to lawn, with mature planted borders, and has timber decked patio area with balustrade.



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Council Tax Band: F

Measurements

Lounge	14'9" x 17'5"	En suite	7'1" x 3'7"
Conservatory	12'9" x 15'8"	Bedroom	14'7" x 8'4"
Kitchen/dining room	18'4" x 16'4"	Bedroom	9'3" x 8'10"
Utility room	3'2" x 10'1"	Bedroom/Gym	6'6" x 11'1"
Cloaks WC	3'3" x 7'0"	Bedroom/office	7'0" x 10'10"
Bedroom	13'6" x 13'3"		



Location

The property is within the much sought after Gardenhall area, close to Hairmyres train station and St James's Retail Park. It is convenient for primary and secondary schools and is within the catchment for the highly regarded, Mossneuk Primary School, as well as being within easy reach of sports and recreational facilities and East Kilbride Town Centre and Retail Parks. There are regular bus services, and the area is well connected to Glasgow City Centre, and the motorway network.

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For more information or to advise your interest please contact:

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Please note that this schedule has been prepared by us, based on the information provided by our client. Photographs and text are for illustrative purposes only. We believe them to be correct, however, no guarantee is offered or implied. If there is any aspect of this schedule that you wish clarified or that you find misleading, please contact our office where further information is available.

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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