

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



## **Struthers Crescent, Calderwood, East Kilbride, G74 3LF**

Joyce Heeps Homes are delighted to market this one-bedroom 2<sup>nd</sup> (top) floor flat which is being sold with a sitting tenant so is an ideal opportunity for aspiring Landlord. The property, although requiring modernisation is in a popular pocket close to all local amenities and regular bus services.



### **Features**

Long-term sitting Tenant  
Gas central heating  
Close to local shops  
Regular bus services

Convenient for sports and recreational facilities

Within easy reach of Town Centre,  
Village & Kingsgate Retail Park

## **East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
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### **Description**

This one-bedroom 2nd top floor flat requires modernisation which is reflected in the price.

It comprises of the hallway with two storage cupboards, lounge, kitchen, double-bedroom, and bathroom.

**The council tax band is B**

### **Location**

The property lies within a very popular pocket in Calderwood close to all local amenities, regular bus and rail links and sports and recreational facilities. The area is within easy reach of the Town Centre, Village, Kingsgate Retail Park, and many restaurants and bars. It is also convenient for the M74, M74 and M8 motorway network making the area ideal for commuters.

### **Measurements**

Lounge	16'8" x 10'4"	Bedroom	12'10" x 8'10"
Kitchen	8'10" x 7'0"	Bathroom	8'10" x 4'10"

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## **Joyce Heeps Homes Ltd.**

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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