

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



## **Brendon Avenue, Lindsayfield, East Kilbride, G75 9GT**

Joyce Heeps Homes are delighted to market this 4/5-bedroom detached villa built by Bellway Homes is upgraded throughout to a high standard, and has many features listed. It is close to all local amenities, and within easy reach of primary and secondary schools, sports and recreational facilities, and regular bus services.



### **Features**

Multiple car Monobloc driveway

Garage conversion/family room/ 5th bedroom.

Recently refurbished Cloaks WC

Utility room

Recently refurbished En suite shower room

Upgraded kitchen to include integrated appliances.

Gas Central Heating & recently replaced windows and doors.

Hard landscaped garden

Sonos music system & security alarm system

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

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### **Description**

This spacious 4/5-bedroom detached villa is upgraded and maintained to a very high standard and in a desirable area popular with families.



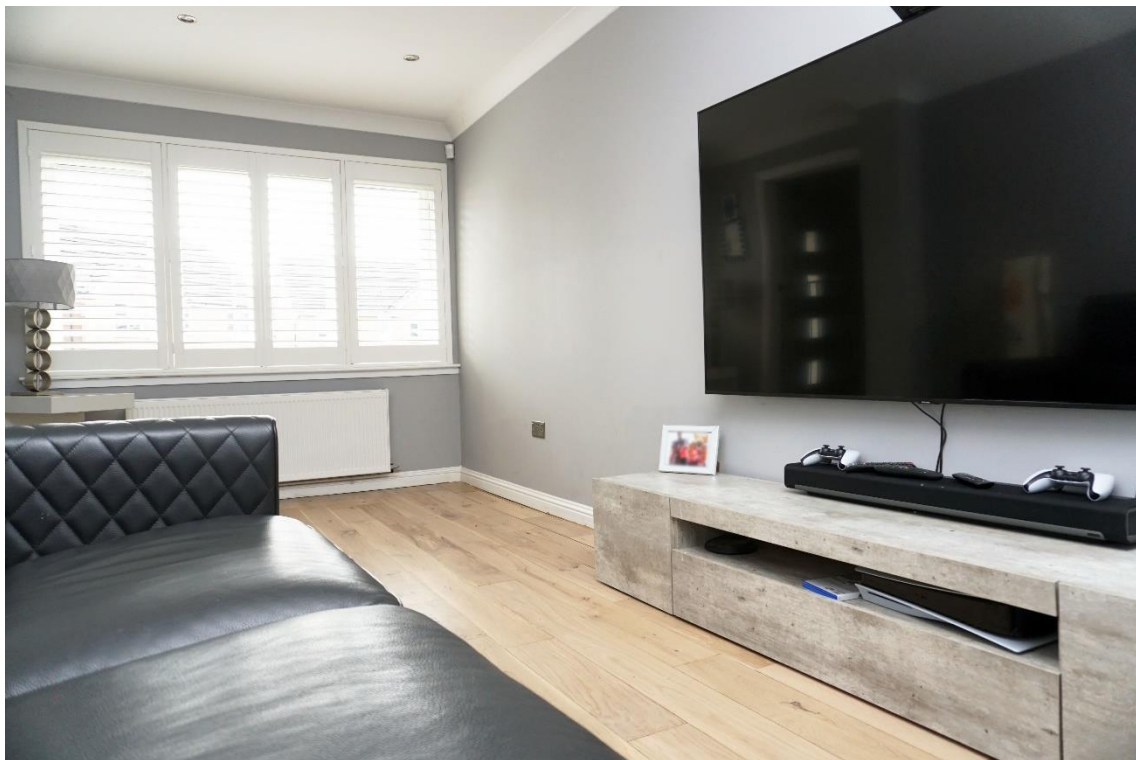
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It comprises on the ground level of the hallway, spacious lounge with bay window, open plan kitchen/ dining room, utility room, Cloaks WC, and family room/ bedroom.



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The well-equipped kitchen has contemporary style high gloss cabinets, contrasting work surface and breakfast bar. It includes the integrated electric oven, microwave, dishwasher, and fridge freezer.



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The upper level comprises of four well-proportioned bedrooms, and stylish En suite shower room and family bathroom.



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The stylish family bathroom has vanity drawer storage, a heated towel rail, and tiling to the walls and floor.



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The recently upgraded En suite shower room has a shower enclosure with rainwater and hand-held shower, vanity drawer storage, a heated towel rail and tiling to the walls and floor.



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The property is tastefully decorated throughout, has sold oak flooring on the ground level, and carpet on the stairs and all rooms on the upper level. There is ample storage, and the loft can be accessed by way of a pull-down ladder on the upper landing.



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**Joyce Heeps  
HOMES**

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The front of the property has a multiple car driveway with gate to the side leading to the private enclosed rear garden. The rear garden has artificial lawn, slab patio areas and is surrounded by timber perimeter fencing.



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**The council tax band is F**

**Location**

The property lies within Lindsayfield, which is increasingly popular with young families. It is developing at a quick pace with a large supermarket and petrol station, retail units and family friendly bar/ restaurant and is conveniently located for both primary and secondary schools. East Kilbride has a wide range of entertainment and sporting facilities, retail shops, restaurants, and bars. It also offers excellent transport links with regular bus and rail services connecting to Glasgow City Centre and motorway links making it popular with commuters.



**Measurements**

Lounge	14'4" x 13'3"	En suite	4'5" x 6'6"
Kitchen/dining room	11'2" x 19'2"	Bedroom 2	10'3" x 8'7"
Utility room	5'5" x 5'6"	Bedroom 3	13'3" x 8'6"
Cloaks WC	2'9" x 5'5"	Bedroom 4	10'3" x 8'7"
Family room/bedroom	18'8" x 8'1"	Bathroom	5'6" x 7'4"
Bedroom 1	11'8" 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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