

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



## **Durward, Calderwood East Kilbride, G74 3PB**

Joyce Heeps Homes are delighted to market this three-bedroom terraced villa. It has been freshly decorated throughout and would make an ideal family home, and is close to local schools, sports and recreational facilities, regular bus services, and convenient for East Kilbride Town Centre, and Kingsgate retail park and all amenities.



### **Features**

Freshly decorated throughout  
Gas central heating (new boiler)  
Modern dining kitchen  
Enclosed rear garden  
UPVC double-glazing  
New carpets throughout

Regular bus services  
Ample parking  
Close to all amenities/sport and recreational facilities  
Convenient for Kingsgate Retail Park, Town Centre & Village

## **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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**Joyce Heeps  
HOMES**

01355 571883

Located within a popular pocket is this three-bedroom terraced villa.

It comprises on the ground level of the welcoming entrance hallway, spacious lounge and modern well equipped dining kitchen.



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The well-equipped kitchen overlooks and leads to the garden, has integrated electric oven, hob and has space for all freestanding appliances.



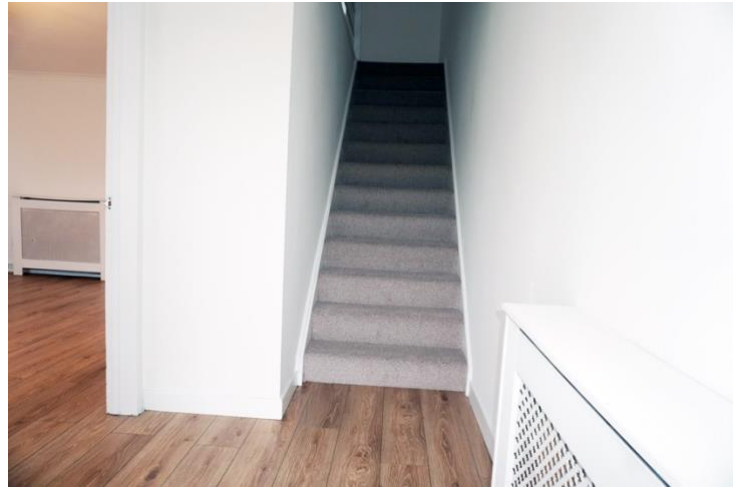
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The stairway leads to three well-proportioned bedrooms and modern family bathroom.



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The property is freshly decorated in neutral tones throughout, and the loft can be accessed from the upper landing.

The front garden is laid to lawn. The rear garden has slabbed patio area, loose chips and is surrounded by timber fence.

**Council Tax Band: C**



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### **Measurements**

Lounge	17' x 12'5"
Kitchen	16' x 8'10"
Bedroom	11'9" x 9'6"
Bedroom	13'1" x 9'6"
Bedroom	9'2" x 7'2"
Bathroom	6'2" x 5'7"

### **Location**

The property is within Calderwood, conveniently located for all local amenities, primary and secondary schools, transport links and East Kilbride's main shopping centre, Village and Kingsgate Retail Park. The town itself boasts a wide and varied range of amenities including shopping centres, schools both primary and secondary, retail parks and several Sports Centres, swimming pools and other recreational facilities.



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## **Joyce Heeps Homes Ltd.**

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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