

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



## **Leven Way, Gardenhall, East Kilbride G75 8NQ**

Joyce Heeps Homes are delighted to market this delightful one-bedroom and box room, terraced villa with driveway and private rear garden. It is set in a cul-de-sac within the private Gardenhall area, convenient for Hairmyres Train Station, regular bus services and the motorway network.



### **Features**

Desirable location

Driveway

New fitted kitchen

New stylish bathroom

New gas central heating

New carpets and flooring throughout

Private rear garden

Convenient for Hairmyres train station

External storage cupboard

## **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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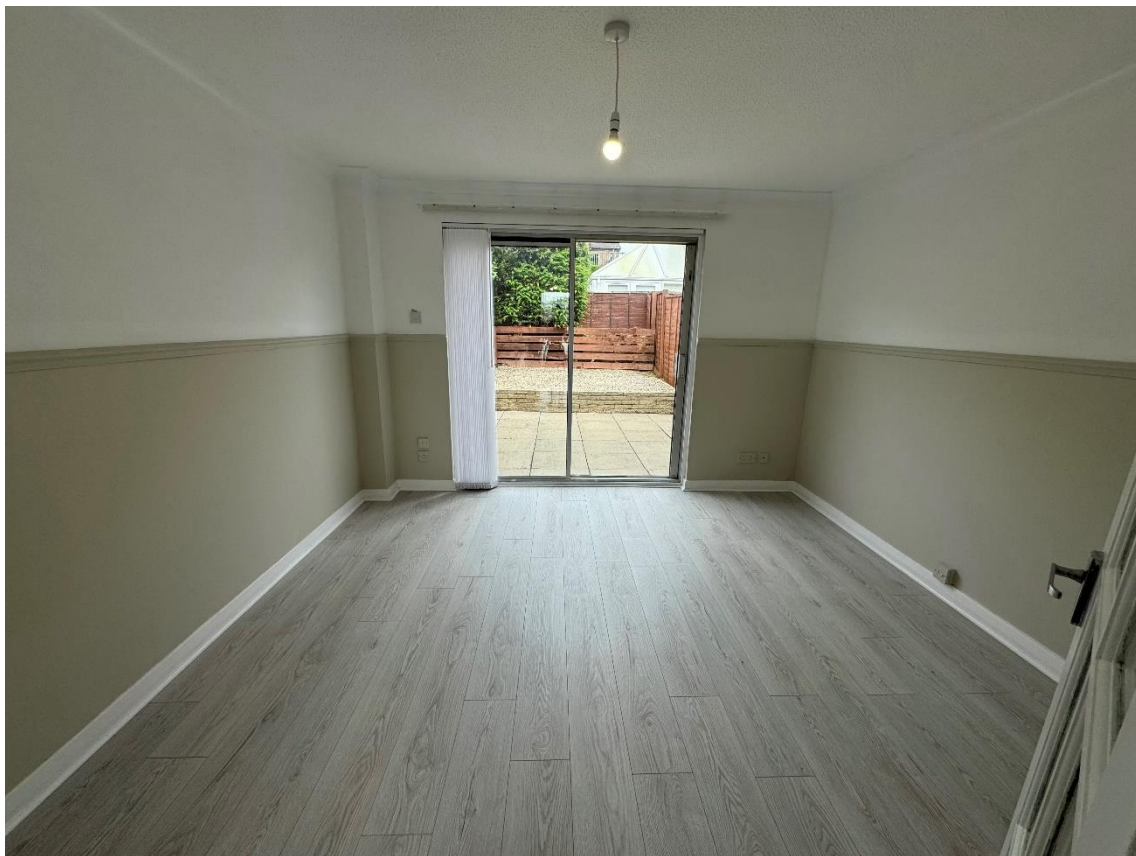


**Joyce Heeps  
HOMES**

01355 571883

**Description**

This immaculate one-bedroom and box room, terraced home has been fully upgraded to a high standard and is a credit to current owners. It comprises the entrance hallway, newly fitted compact well-equipped kitchen, and lounge with sliding patio doors to the private rear garden.



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The kitchen has cream base and wall units and includes the integrated electric oven, ceramic hob and has space for freestanding appliances.



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The upper level comprises of one bedroom with fitted mirrored wardrobes, box room and stylish bathroom with white suite, shower over the bath, glass screen, heated towel rail and vanity storage.



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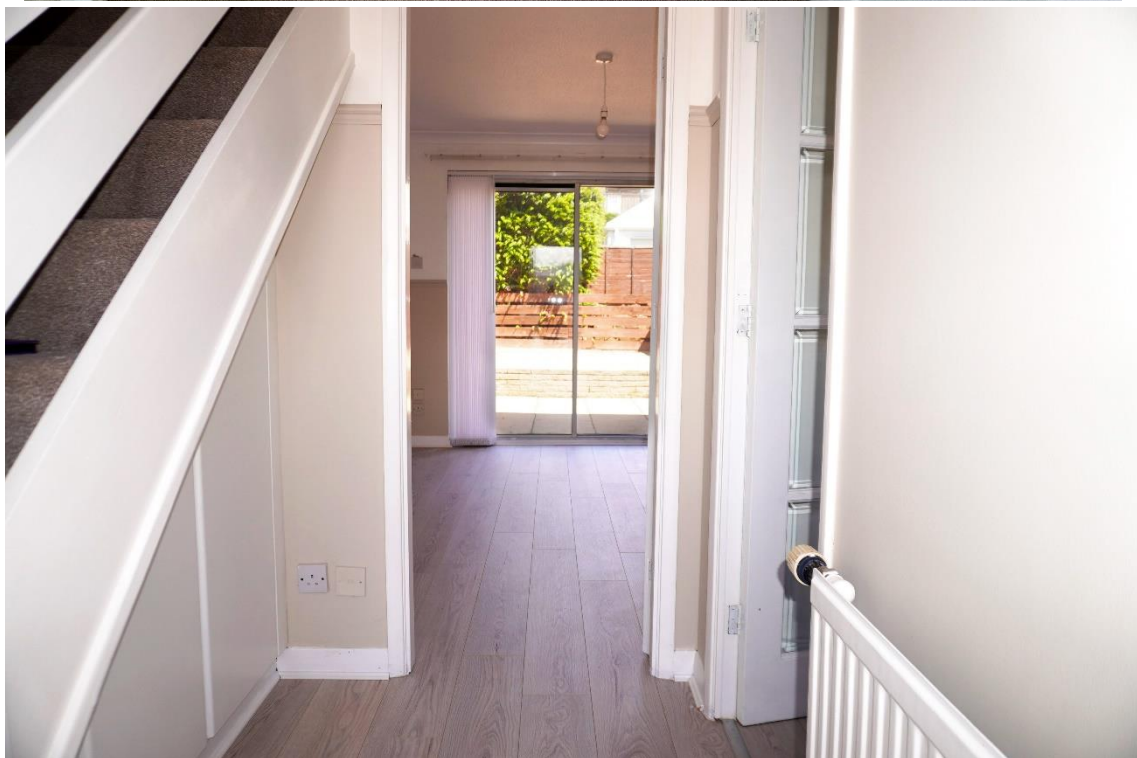
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The property is set within low maintenance gardens to both the front and rear and benefits from having new gas central heating, UPVC double-glazing, external storage cupboard and is decorated tastefully throughout in neutral tones.



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**The council tax band is B**

### **Location**

The property lies within Gardenhall allowing easy access to Hairmyres Train Station and East Kilbride's Town Centre where extensive high street shopping is available. There are, regular bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland and an impressive range of entertainment and sporting facilities are located in the town. East Kilbride also boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.



### **Measurements**

Lounge	11'5" x 11'5"	Box room	7'10" x 5'3"
Kitchen	5'2" x 7'7"	Bathroom	6'2" x 5'3"
Bedroom	8'6" x 11'1"		

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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**Tel: 01355 571 883**  
**Email: [joyce@joyceheepshomes.co.uk](mailto:joyce@joyceheepshomes.co.uk)**

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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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