

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



Lochranza Drive, Lindsayfield East Kilbride, G75 9NA

Joyce Heeps Homes are delighted to market this extended three-bed and box room semi-detached villa. It requires a degree of modernisation, which is reflected in the price. It is convenient for all local amenities, primary and secondary schools and sports and recreational facilities.



Features

Driveway

Kitchen to include integrated appliances

Downstairs boxroom

Downstairs shower room

Modern family bathroom

Gas central heating

UPVC double-glazing

Close to Morrisons Superstore

Within easy reach of primary & secondary schools

Regular bus services

East Kilbride's Local Estate Agent

www.joyceheepshomes.com
info@joyceheepshomes.co.uk

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**Joyce Heeps
HOMES**

01355 571883

Set within Lindsayfield is this three-bedroom semi-detached villa. Although requiring a degree of modernisation it is in a private development popular with young families.



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The ground floor comprises of the hallway, lounge with French door to the dining kitchen, the downstairs bedroom, and shower room.



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The downstairs shower room has a corner shower enclosure with thermostatic shower.



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The kitchen overlooks and leads through French doors to the rear garden. It has oak effect cabinets and includes the integrated electric oven, gas hob and has space for all freestanding appliances.



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The upper level comprises of two bedroom both with built in wardrobes, a box room, and modern family bathroom with thermostatic shower over the bath and glass screen.



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There is ample storage, and the loft can be accessed from the upper landing.



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It is set within gardens to the front and rear, with a driveway to the side of the property.



Measurements

Lounge	13'4" x 12'7"	Bedroom	10'3" x 9'1"
Kitchen/dining area	9'0" x 15'8"	Bedroom	9'11" x 6'9"
Bedroom	11'7" x 5'6"	Bedroom	6'10" x 8'8"
Shower room	6'1" x 5'6"	Bathroom	6'5" x 6'3"

Council Tax Band: D

Location

The property is within Lindsayfield, which is a private area increasingly popular with young families. It is developing at a quick pace with a Morrisons Superstore and petrol station, retail units and family friendly bar/ restaurant and is convenient 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.

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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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