

## **Saddlers Well Court, Calderwood, East Kilbride, G74 3NG**

OPPORTUNITY FOR CASH BUYER

Joyce Heeps Homes are delighted to market this two-bedroom high rise flat which is located on the 3rd floor. It requires general modernisation and has lift access to all floors.



### **Features**

UPVC double glazing

Two double bedrooms

Requires modernisation

Security entry

Lift access to all floors

Regular bus services

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)

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



### **Description**

This two-bedroom flat is an opportunity for a cash buyer.



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The property is located on the 3<sup>rd</sup> floor requires and requires general modernisation.



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It comprises of the entrance hallway with ample storage, bright and spacious lounge, kitchen, two double bedrooms, and bathroom.



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**The council tax band is A**

### **Location**

The property lies within Calderwood allowing access to 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 17'4" x 11'9"

Bedroom 2 14'3" x 8'5"

Kitchen 10'3" x 6'6"

Bathroom 11'11" x 6'6"

Bedroom 1 13'8" x 8'8"

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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**East Kilbride Business Park**  
**Stroud Road**  
**East Kilbride**  
**G75 0YA**

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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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