

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



## **Kirkcudbright Place, Brancumhall, East Kilbride G74 3LS**

Joyce Heeps Homes are delighted to market this rarely available ground floor studio flat situated within the private Brancumhall development. It has been upgraded to a high standard and is convenient for local amenities and transport links.



### **Features**

Private residential development

Private parking

Carpeted communal entrance

New UPVC double glazing

New fitted kitchen to include  
integrated appliances

Modern Shower Room

Electric panel heaters

Security entry

Convenient for local amenities and  
transport links

## **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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### **Description**

This studio flat is a credit to the current owner having been upgraded to a high standard. It would be ideal for a 1st time buyer or someone looking to downsize.



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Accessed via the carpeted communal staircase the apartment comprises of entrance hallway, lounge, kitchen and shower room. The double bedroom is accessed from the lounge.



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**Joyce Heeps  
HOMES**

01355 571883

The newly fitted kitchen has white high gloss base and wall mounted units and includes many integrated appliances.



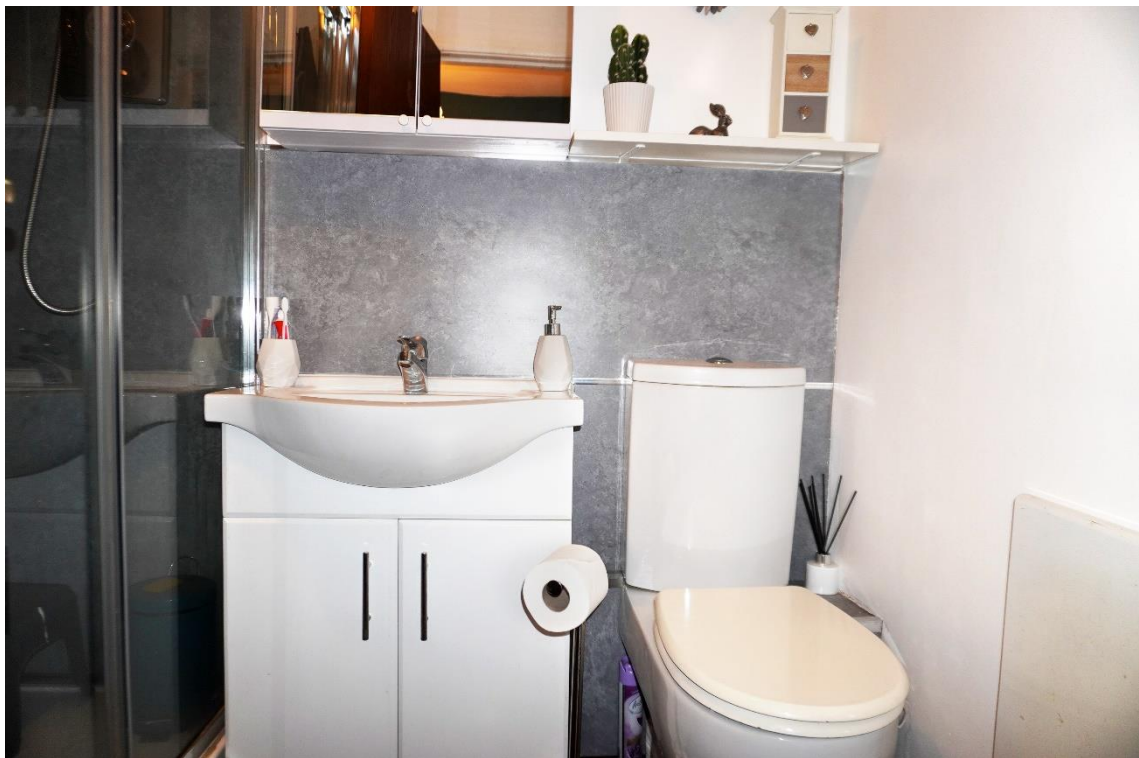
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It  
benefits  
from  
having  
new  
UPVC  
double  
glazing,  
security  
entry and  
private  
parking.



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**The council tax band is B**

### **Location**

Brancumhall is a private development in East Kilbride within close proximity to Calderglen and all local amenities and transport links. East Kilbride itself offers an impressive range of high street shopping and entertainment venues including the HUB, EK with a range of facilities including restaurants, cinema and ice rink. The town also offers bus and rail services connecting to Glasgow City Centre and other destinations throughout west and central Scotland, as well as access to Central Scotland's motorway networks, making this a popular area.



### **Measurements**

Lounge 11'9" x 10'6"

Bedroom 7'4" x 7'8"

Kitchen 10'6" x 6'7"

Shower Room 6'5" x 5'8"

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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

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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