

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



## **Kirkton Gate, West Mains, East Kilbride, G74 1NF**

Joyce Heeps Homes are delighted to market this two-bedroom 2<sup>nd</sup> top floor executive apartment with private residents and visitor parking. It is situated in a desirable pocket very close to East Kilbride Train Station, Village, Town Centre, and Retail Parks, and the M77 and M74 motorway.



### **Features**

Close to East Kilbride Train Station  
Private residents and visitor parking  
Carpeted communal stairway  
Security entry system  
Double-glazing

Electric heating  
Kitchen including integrated appliances  
Bathroom with electric shower over bath  
Both bedrooms with fitted wardrobes

## **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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01355 571883

### Description

This first floor, executive apartment is accessed via the carpeted communal stairway. It comprises of the hallway with storage cupboard, spacious lounge, modern fitted kitchen, two bedrooms both with fitted wardrobes, and bathroom.



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The kitchen has grey cabinets, contrasting worksurface, it includes the integrated electric oven and hob, and has space for all freestanding appliances.



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The bathroom has an electric shower over the bath and glass screen, and vanity storage.



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It benefits from having double glazing, security entry, carpeted communal stairway and private residents and visitor parking.



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**Joyce Heeps  
HOMES****01355 571883****The council tax band is D****Location**

The property is situated within a desirable pocket very close to East Kilbride Town Centre, Village and Train Station. It is conveniently located for entertainment, sports and recreational facilities, and a variety of restaurants and bars. East Kilbride's main shopping is within walking distance as is Kingsgate Retail Park offering high street shopping, and it further benefits from regular bus and rail services connecting to the wider East Kilbride and Glasgow areas.

**Measurements**

Lounge	15'4" x 12'9"	Bedroom	9'6" x 7'8"
Kitchen	11'9" x 6'1"	Bathroom	6'3" x 6'2"
Bedroom	9'10" x 11'10"		

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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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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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