

Joyce Heeps Homes Ltd

E.K. Business Park
14 Stroud Road
East Kilbride
G75 0YA



**Glen Clunie, St Leonards
East Kilbride, G74 2JR**

Joyce Heeps Homes are delighted to market this three-bedroom detached villa with detached garage. Set within manicured gardens within the highly desirable Calderglen area it is close to primary and secondary schools, sports and recreational facilities, local shops and regular bus services.



Features

Highly desirable area with countryside views
Monobloc driveway & detached garage
Kitchen to include integrated appliances
Formal dining room
Cloaks WC

Modern family bathroom
3 Double bedrooms
Landscaped gardens
Gas central heating/UPVC double glazing
Close to all local amenities and 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 in this highly desirable pocket and maintained both internally and externally to a very high standard is this this ¾ bedroom detached villa close to Calderglen and all amenities.

The ground level comprises of the welcoming hallway, spacious lounge overlooking the front and rear gardens, the well-equipped kitchen, formal dining room, and Cloaks WC.



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The well-equipped kitchen has oak shaker style cabinets, and includes the integrated electric oven, microwave, gas hob, fridge freezer, dishwasher and washing machine.



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The stairway in the hall gives way to three well-proportioned double bedrooms, and modern family bathroom.

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The family bathroom has a thermostatic shower over the bath and glass screen, vanity storage and a heated towel rail.



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The front garden is laid to lawn with mature planted borders and has a monobloc driveway leading to the detached garage. The sunny, well stocked rear garden has views over the countryside. It is laid mainly to lawn with raised beds, mature planted borders, and is surrounded by timber perimeter fencing.



The property is tastefully decorated throughout in neutral tones, there is ample storage, and the loft can be accessed from the upper landing.

Measurements

Lounge 18'4" x 11'10"
Dining room 10'4" x 8'11"
Kitchen 6'10" x 12'4"
Cloaks WC 6'9" x 3'4"
Bedroom 12'4" x 9'0"
Bedroom 9'4" x 12'0"
Bedroom 8'1" x 12'0"
Bathroom 6'2" x 6'10"

Council Tax Band: E



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Location

The property lies within the highly desirable Calderglen area of St Leonards convenient for excellent primary and secondary schools, and all local amenities. East Kilbride has high street shopping, entertainment, and sporting facilities all of which are easily accessible from the St Leonards/Calderglen area. The town offers regular 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 for commuters.



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For more information or to advise your interest please contact:

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Tel: 01355 571 883
Email: 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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