

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



## **Griffon Crescent, Merlin Gardens, East Kilbride, G74 4FT**

Joyce Heeps Homes are delighted to market this three-bedroom semi-detached villa with driveway, built by Barratt Homes within the desirable and sought-after pocket of Nerston. It is convenient for local schools, all local amenities and transport links.



### **Features**

Immaculate Semi-Detached Home  
Maintained to a very high standard  
Downstairs WC  
En-suite shower room

Stylish bathroom  
Ample storage  
Driveway

## **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 immaculate three-bedroom semi-detached villa built by Barratt Homes is a credit to the current owners and is very tastefully decorated throughout.



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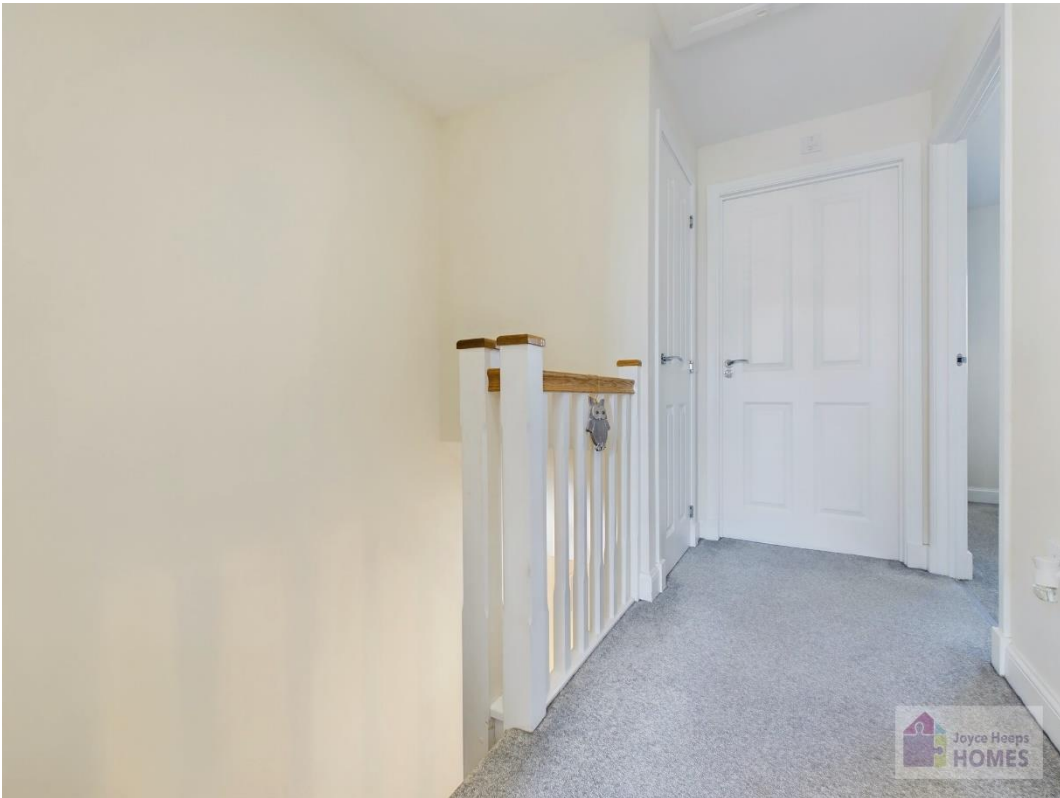
The ground floor comprises of the welcoming hallway, front facing lounge, modern fitted open plan kitchen dining area and downstairs cloaks W.C.



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The upper level comprises of three well-proportioned bedrooms, ensuite shower room with thermostatic shower, and modern family bathroom.



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



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The front is laid to lawn with slabbed pathway.



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The enclosed rear garden is laid to lawn and is surrounded by timber perimeter fencing with garden gate leading to double driveway.



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**The council tax band is E**

### **Location**

The property is located in the desirable and sought-after pocket of Nerston, East Kilbride which is fast becoming one of the most popular areas for young families, and convenient for all local amenities, transport links, and primary and secondary schools. It is well connected to the wider East Kilbride area and Glasgow City Centre via regular bus and rail services. East Kilbride offers extensive high street shopping, entertainment, and sporting facilities.



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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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**Tel: 01355 571 883**  
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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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