

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



Broughton, Valleyfield East Kilbride, G75 0JU

Joyce Heeps Homes are delighted to market this substantially extended four-bedroom semi-detached villa with monobloc driveway. Set within the private Valleyfield development it is convenient for all local amenities including primary and secondary schools, sports and recreational facilities, and regular bus services.



Features

Monobloc driveway

Kitchen including appliances

Utility room

Downstairs bedroom/family room

Cloaks WC

Gas central heating

UPVC double-glazing

Convenient for primary and secondary schools

Regular bus services

East Kilbride's Local Estate Agent

www.joyceheepshomes.com
info@joyceheepshomes.co.uk

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This four-bedroom semi-detached villa offers spacious accommodation over two levels.

It comprises on the ground level of the hallway, spacious lounge, open to the dining area, kitchen including appliances, utility room, family room/bedroom, and Cloaks WC.



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The kitchen overlooks and leads to the rear garden. It has shaker style cabinets and includes the slot in cooker with oven, grill and five gas burners, the American style fridge freezer, and dishwasher.



The utility room has ample storage a stainless-steel sink, and space for freestanding washing machine and tumble dryer.

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The stairway in the hall gives way to three bedrooms, and family bathroom. The bathroom has a corner bath with electric shower and has tiling to the walls and floor.



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

The front garden is laid to lawn with mature planted border and a monobloc driveway to the side leading to the rear garden. The rear garden is low maintenance with a timber decked patio area, concrete slabs, and a raised bed with mature plants and shrubs.



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Council Tax Band: E

Location

The property lies within the private Valleyfield area of East Kilbride. The area allows access to East Kilbride's Town Centre and Kingsgate Retail Park. There are regular bus services connecting to Glasgow and other destinations throughout West and Central Scotland and an impressive range of entertainment and sporting facilities. East Kilbride also boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.



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For more information or to advise your interest please contact:

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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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