

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



## **Westerdale, Stewartfield East Kilbride, G74 4JF**

Joyce Heeps Homes are delighted to market this three-bedroom detached villa with conservatory, integral garage and driveway. It is maintained to a high standard and in a highly desirable area. It is a short walk to East Kilbride Train Station, regular bus services and within easy reach of the Village, Town Centre and Kingsgate Retail Park.



### **Features**

Integral garage & Monobloc driveway  
Conservatory  
Cloaks WC  
En suite shower room  
Family bathroom

Kitchen to include integrated  
appliances & utility area  
Landscaped gardens  
Gas central heating & UPVC double-  
glazing  
Close to East Kilbride Train Station,  
Town Centre, Village & Retail Parks

## **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

This three-bedroom detached villa has many features listed. It is maintained throughout to a very high standard and in a highly desirable area.

The ground level comprises of the entrance vestibule, spacious lounge/dining room, modern fitted kitchen, utility area, conservatory and cloaks WC.



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The kitchen has traditional style cabinets, contrasting worksurface, and includes the integrated electric oven, ceramic hob, dishwasher, fridge and freezer.



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The stairway from the lounge gives way to three well-proportioned double bedrooms, En suite shower room and stylish family bathroom.



The En suite shower room has a corner shower enclosure with thermostatic shower, vanity storage and has tiling to the walls and floor.



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The stylish family bathroom has a corner bath with thermostatic shower. It has vanity storage, a heated towel rail and has tiling to the walls and floor.



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

The front garden is laid to lawn with a selection of mature plants and shrubs, and a monobloc driveway leading to the integral garage which is currently used for storage. The private enclosed rear



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garden is easy to maintain, it has a slab patio area, artificial lawn, and is surrounded by timber perimeter fencing.

**Council Tax Band: E**

### **Location**

The property is within the highly desirable Stewartfield area, convenient for "The James Hamilton Heritage Loch' The Village and Glasgow City Centre via regular bus and rail services. East Kilbride's town centre, and Kingsgate Park offers high street shopping, entertainment, and sporting facilities. The town also boasts first class access to Central Scotland's motorway networks, making the area popular for commuters.



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## **Joyce Heeps Homes Ltd.**

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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