

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



James Shepherd Grove, Newlandsmuir, East Kilbride G75 8WT

Joyce Heeps Homes are delighted to market this five-bedroom detached villa, built by Cala Homes and maintained to the highest standard with many features listed. It is within easy reach primary and secondary schools, Hairmyres Train Station, regular bus services, and the motorway network.



Features

Set in cul-de-sac
Integral garage & monobloc driveway
Open plan kitchen/family/dining room
(including integrated appliances)
Utility room
Cloaks WC

Family bath/shower room
2 En suite shower rooms
Landscaped rear garden not
overlooked
Gas central heating & UPVC double-
glazing

East Kilbride's Local Estate Agent

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

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Description

This five-bedroom detached villa built by Cala Homes is a credit to the current owners and set in a highly desirable pocket convenient for all amenities.



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It comprises on the ground level of the entrance vestibule, hallway, spacious lounge overlooking the front and rear gardens, the open plan kitchen/family/dining room, utility room and Cloaks WC.



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The well-equipped kitchen/family/dining room overlooks and leads through French doors to the rear garden.



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It has high gloss cabinets, contrasting worksurface and includes the integrated electric oven, five burner gas hob, fridge freezer, and dishwasher.



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The utility room has space for freestanding washing machine and tumble dryer, has two storage cupboards, and leads to the integral garage.



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The stairway gives way to five well-proportioned bedrooms, two En suite shower rooms, and stylish family bath/shower room (all have thermostatic showers).



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The property is tastefully decorated throughout, has ample storage and the loft can be accessed from the upper landing.



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The front garden has mature shrubs, and monobloc driveway leading to the integral garage and gives access to the side to the rear garden. The sunny rear garden is not overlooked, it is laid to lawn with timber decked and slab patio areas and is surrounded by timber perimeter fencing.



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The council tax band is G

Location

The property is within a highly desirable pocket within Newlandsmuir. The area is convenient for primary and secondary schools, sports and recreational facilities, and East Kilbride's Town Centre, and retail parks. Hairmyres Train Station is within easy reach, there are regular bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland, and the area allows easy 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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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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