

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



## **Ellisland, Calderwood, East Kilbride, G74 3SF**

Joyce Heeps Homes are delighted to market this two-bedroom end terraced villa although requiring some internal modernisation is in a popular area close to local schools, sports and recreational facilities, regular bus services, and convenient for East Kilbride Town Centre, and Kingsgate retail park and all amenities.



### **Features**

Requires internal modernisation

Enclosed sunny rear garden

Electric heating

Double-glazing

Newly fitted bathroom

Regular bus services

Ample parking

Close to all amenities/sport and recreational facilities

Convenient for Kingsgate Retail Park, Town Centre & Village

## **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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### Description

Located within a popular pocket is this two-bedroom end terraced villa.



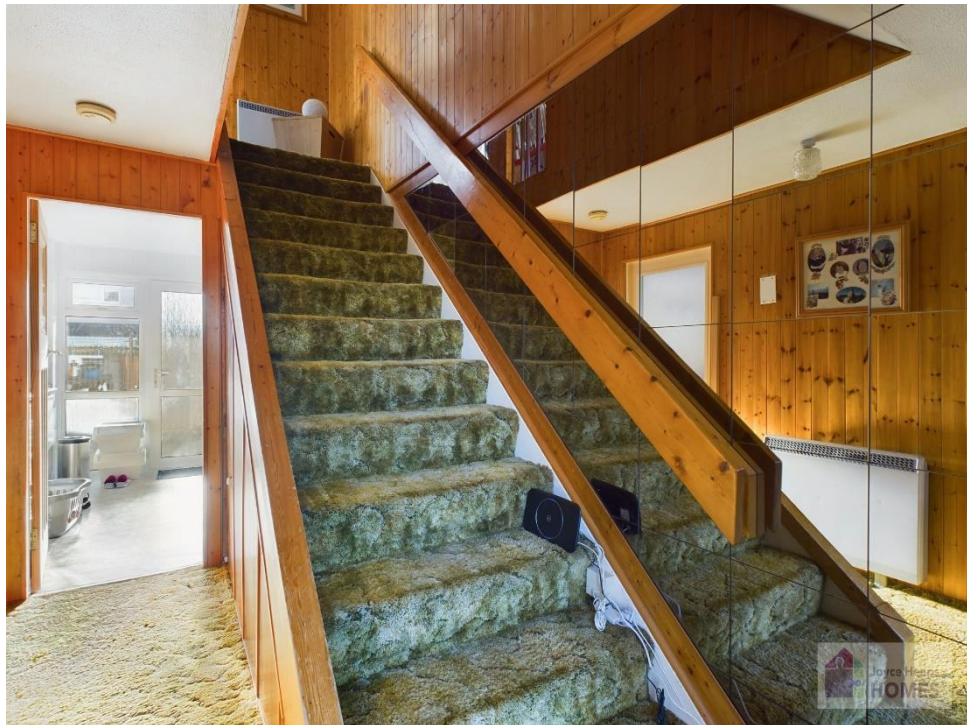
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It comprises on the ground level of the welcoming entrance hallway, spacious lounge/dining room, and well-equipped kitchen.



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The stairway leads to two well-proportioned bedrooms and newly fitted family bathroom.



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



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The front garden is laid to lawn. The sunny rear garden has patio area, is laid to lawn with loose chips and is surrounded by timber fence and mature hedging.



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**The council tax band is C**

### **Location**

The property is within Calderwood, conveniently located for all local amenities, primary and secondary schools, transport links and East Kilbride's main shopping centre, Village and Kingsgate Retail Park. The town itself boasts a wide and varied range of amenities including shopping centres, schools both primary and secondary, retail parks and several Sports Centres, swimming pools and other recreational facilities.



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## **Joyce Heeps Homes Ltd.**

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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