

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



Campsie Road, Lindsayfield, East Kilbride, G75 9GE

Joyce Heeps Homes are delighted to market this substantially extended four-bedroom detached villa with integral garage has many features listed. Lindsayfield is a desirable area close to all local amenities, regular bus services, primary and secondary schools and sports and recreational facilities.



Features

Set in cul-de-sac
Integral garage & monobloc driveway
Lounge with bay window
Family/dining room with wood burner (extension)
Breakfasting kitchen (including integrated appliances)

Utility room
Stylish cloaks WC, Family bath/shower room & En suite shower room
Gas central heating & UPVC double-glazing
Private enclosed rear garden (not overlooked)

East Kilbride's Local Estate Agent

www.joyceheepshomes.com
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Description

This substantially extended four-bedroom detached villa is maintained throughout to a high standard. It set in a cul-de-sac and offers spacious accommodation, is set within private sunny gardens, landscaped gardens, and has many features listed.



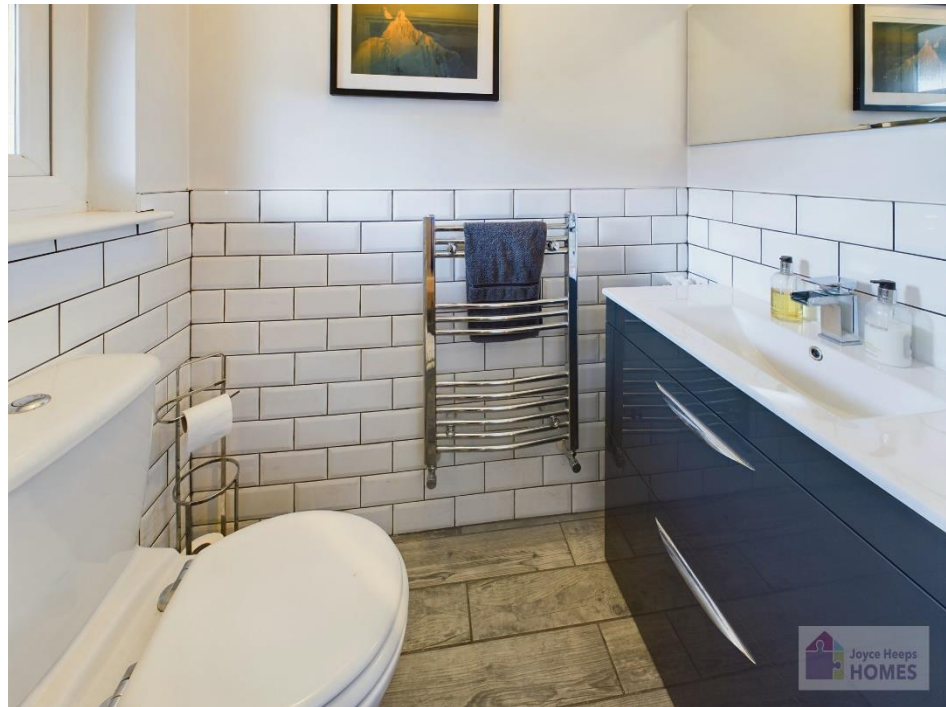
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It comprises on the ground level of the entrance vestibule, welcoming hallway, spacious lounge with bay window, well equipped breakfasting kitchen, utility room, open plan family/ dining room, and cloaks WC.



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**Joyce Heeps
HOMES**

01355 571883

The breakfasting kitchen is open to the family/dining room and leads to the utility room. It has Amtico flooring, contemporary style cabinets, granite worksurface, inset stainless steel sink, and includes the integrated double electric oven, ceramic hob, dishwasher, and American style fridge freezer.



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The family/
dining room
has a wood
burning
stove and
engineered
wood
flooring, and
overlooks
and leads
through
French
doors to the
rear garden.



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The upper level comprises of four well-proportioned bedrooms, en-suite shower room, and modern family bath/shower room.



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The modern family bathroom and En suite shower room both have rainwater and riser showers.



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



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The front garden is laid to lawn with mature shrub and plants and has a monobloc driveway leading to the integral garage. The private enclosed and sunny rear garden is not overlooked. It is laid mainly to lawn with slab patio areas and is surrounded by timber perimeter fencing.



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The council tax band is F

Location

The property is within Lindsayfield, which is increasingly popular with young families. It is developing at a quick pace with a large supermarket and petrol station, retail units and family friendly bar/ restaurant and is within easy reach of both primary and secondary schools and pre-school nurseries. East Kilbride has a wide range of entertainment and sporting facilities, retail shops, restaurants and bars and offers excellent transport links, with regular bus and rail services connecting to Glasgow City Centre and motorway links making it 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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