

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



## **Burns Park, Calderwood East Kilbride, G74 3AR**

Joyce Heeps Homes are delighted to market this extended four-bedroom semi-detached villa. Set on the outskirts of Maxwellton conservation area it is close to highly regarded schools, sports, and recreational facilities, and regular bus and rail services.



### **Features**

Bordering Maxwelton Conservation Village  
Extended 4-bedroom semi-detached villa  
Downstairs WC  
Family bathroom  
Fully floored and lined loft with Velux windows

Close to highly regarded schools  
Close to sports and recreational facilities  
Within easy reach of the Village, Town Centre and Kingsgate retail park  
Regular bus & rail services

## **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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**Joyce Heeps  
HOMES**

01355 571883

This spacious, extended four-bedroom semi-detached villa requires modernisation which is reflected in the price.

It comprises on the ground level of the welcoming hallway, spacious lounge, dining kitchen, bedroom/home office, and WC.



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The spacious dining kitchen is accessed from the lounge and the hallway and overlooks and leads to the rear garden. It has beech effect cabinets and has space for all freestanding appliances.



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The stairway in the hall gives way to three well-proportioned bedrooms, and family bathroom with electric shower over the bath.



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The property has ample storage throughout, and there is a fixed stairway from the 2<sup>nd</sup> bedroom giving access to the fully floored and lined loft with Velux windows to the rear.



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The property is set within mature gardens to the front side and rear, which are laid mainly to lawn with mature planted borders and hedging.



**Council Tax Band: D**

### **Location**

This is a desirable pocket bordering Maxwellton Conservation Village. It is convenient for all local amenities including highly regarded primary and secondary schools, sports and recreational facilities, transport links both bus and rail, and the motorway network linking west central Scotland. East Kilbride Town Centre and Kingsgate Retail Park, Village and Train Station are within walking distance offering high street shopping, entertainment, and sporting facilities.



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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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