

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



## **Vancouver Drive, Westwood, East Kilbride, G75 8LG**

Joyce Heeps Homes are delighted to market this extended 3 bed end-terraced villa which is maintained to a very high standard with many features listed. It is close to primary and secondary schools, sports and recreational facilities, and within easy reach of the Town Centre, Village, Retails parks and regular bus and rail services.



### **Features**

Spacious lounge/dining room  
Family room  
Modern fitted kitchen including integrated appliances  
Downstairs shower room with thermostatic shower

Family bathroom with shower over the bath  
Gas central heating & UPVC double-glazing  
Close to Duncanrig Secondary School, and East Milton Primary  
Convenient for Hairmyres Train Station and regular bus 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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### **Description**

This very well maintained, extended end terraced villa is in an area popular with families.



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It comprises on the ground level of the hallway, spacious lounge/dining room, family room, well equipped kitchen, and shower room.



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The kitchen has beech effect cabinets, contrasting worksurface, and includes the integrated double oven, gas hob, and has space for all freestanding appliances.



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



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The upper level comprises of three well-proportioned bedrooms (all with fitted wardrobes), the family bathroom, and allows access to the partially floored loft from the upper landing.



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The family bathroom has a thermostatic shower over the bath and glass screen and has tiling to the walls and floor.



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



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**Joyce Heeps  
HOMES**

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The front garden is laid to lawn with a loose chip border and gate to the side leading to the private rear garden. The rear garden is laid mainly to lawn, there are slab patio areas, mature plants and shrubs and is surrounded by timber perimeter fencing.



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**The council tax band is C**

### **Location**

The property is situated within Westwood convenient for Hairmyres Train Station, regular bus services, East Kilbride Town Centre, and many retail parks. It is close to all local amenities including primary and secondary schools, sports, recreational and entertainment facilities. The area is also within easy reach of the M77 and M74 motorway network making it ideal for commuters.



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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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**Stroud Road**  
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**G75 0YA**

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