

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



## **Glen Gairn, St Leonards, East Kilbride, G74 2JG**

Joyce Heeps Homes are delighted to market this upper quarter villa with driveway, car port and private garden, set within a highly desirable pocket close to Calderglen, and maintained to the highest standard. It is conveniently located for all local amenities, regular bus services, and the motorway network.



### **Features**

Driveway & car port

Front and rear garden

New kitchen to include integrated appliances.

Stylish bathroom with thermostatic shower

Office space & cupboard housing washing machine

Oak internal doors

UPVC double-glazing & gas central heating

Close to Calderglen

## **East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

**Joyce Heeps Homes Ltd**

E.K. Business Park  
14 Stroud Road  
East Kilbride  
G75 0YA



01355 571883

**Description**

This 2-bedroom, upper quarter villa is situated within the highly desirable Calderglen area. It is maintained and upgraded throughout with many features listed.



## East Kilbride's Local Estate Agent

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



**Joyce Heeps Homes Ltd**

E.K. Business Park  
14 Stroud Road  
East Kilbride  
G75 0YA



**Joyce Heeps  
HOMES**

01355 571883

It comprises of the entrance hallway with office space, and stairway leading to lounge, re-fitted kitchen, two bedrooms and stylish bathroom.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



The well-equipped kitchen has grey shaker style cabinets and contrasting work surface. It includes the integrated double electric oven, gas hob, dishwasher, and fridge freezer.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



The stylish bathroom has a thermostatic shower over the bath and glass screen, tiling to the walls and floor, and heated towel rail.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



The property is tastefully decorated throughout, has oak internal doors, and allows access to the loft from the landing.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



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



The front garden is laid to lawn and has a monobloc driveway leading to the car port. The enclosed rear garden has a slab patio area, raised border, loose chips, and is surrounded by timber perimeter fencing.



**The council tax band is C**

#### **Location**

The property lies within the highly desirable Calderglen area which is well connected to the wider East Kilbride area and Glasgow City Centre via regular bus services. East Kilbride's town centre, Kingsgate Retail Park and Village is easily accessible offering high street shopping, entertainment, and sporting facilities. The town also boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.

## **East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

**Joyce Heeps Homes Ltd**

E.K. Business Park  
14 Stroud Road  
East Kilbride  
G75 0YA

**Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

**Joyce Heeps Homes Ltd**  
**East Kilbride Business Park**  
**Stroud Road**  
**East Kilbride**  
**G75 0YA**

**Tel: 01355 571 883**  
**Email: [joyce@joyceheepshomes.co.uk](mailto:joyce@joyceheepshomes.co.uk)**

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.



## East Kilbride's Local Estate Agent

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)