



## **Park Terrace, West Mains, East Kilbride, G74 1BW**

Joyce Heeps Homes are delighted to market this two-bedroom ground floor flat with balcony which is very well maintained both internally and externally. It is very close to East Kilbride Town Centre, Village, Train Station, and regular bus services.



### **Features**

Open outlook	Fresh décor throughout
Secured entry system	Close to Town Centre
Ground floor with sun balcony	Close to East Kilbride Train Station
Modern fitted kitchen including integrated appliances	Regular bus services
Shower room with electric shower	UPVC windows & electric central heating

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

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

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



### **Description**

This two-bedroom ground floor flat with sun balcony is very well maintained, has an open outlook and would be an ideal opportunity for a 1st time buyer.



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It comprises of the welcoming hallway, spacious lounge/dining room with open aspect and leading to the sun balcony, the modern fitted kitchen and shower room, and two well-proportioned bedrooms.



The kitchen overlooks the rear garden and drying area. It includes the integrated electric oven, ceramic hob, and has space for all freestanding appliances.

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The stylish shower room has a shower enclosure with electric shower.



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The property has fresh décor, ample storage and has a communal drying and garden area to the rear.



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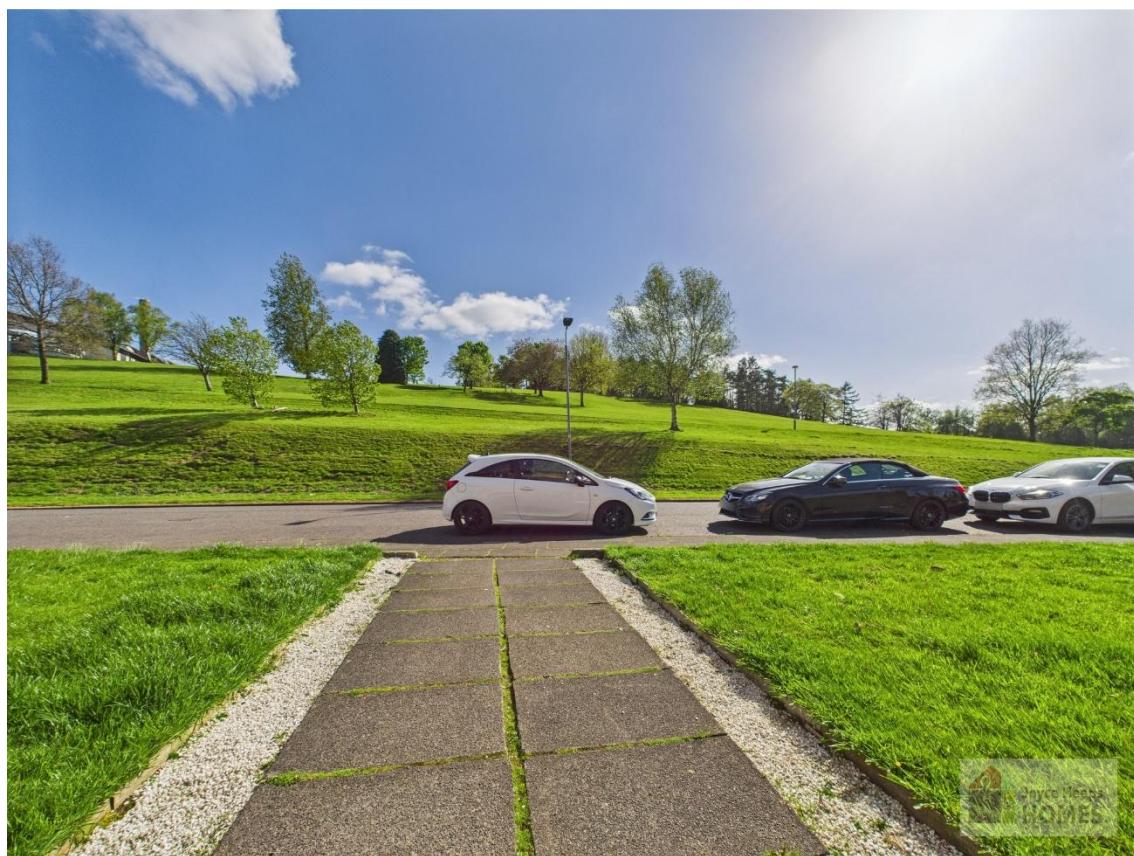
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### **The council tax band is B**

#### **Location**

The property is situated within West Mains close to East Kilbride's Town Centre, Train Station, and Village. There are a wide variety of bars and restaurants ,and all local amenities, including sports, entertainment and recreational facilities which are within easy reach. The area offers regular bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland, and allows easy access to the M77, M74 and the M8 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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**G75 0YA**

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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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