

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



Clamps Terrace, St Leonards, East Kilbride, G74 2HA

Joyce Heeps Homes are delighted to market this recently modernised, extended three-bedroom linked villa with garage and parking to rear. It is close to highly regarded schools, regular bus services, Calderglen Country Park and sports and recreational facilities.



Features

Garage & parking to rear
New open plan kitchen/dining area
including integrated appliances
Spacious lounge
Family room/4th bedroom
New downstairs WC & new family
bathroom

Gas central heating & double-glazing
New carpets, flooring, and fresh décor
throughout
Close to highly regarded schools
Close Calderglen Country Park
Within easy reach of Town Centre,
Village & regular bus services

East Kilbride's Local Estate Agent

www.joyceheepshomes.com
info@joyceheepshomes.co.uk

Joyce Heeps Homes Ltd

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

**Joyce Heeps
HOMES**

01355 571883

Description

Set within a desirable private pocket is this deceptively spacious extended three-bedroom terraced villa with garage and parking to rear. The property has been modernised and has many features listed.



East Kilbride's Local Estate Agent

www.joyceheepshomes.com
info@joyceheepshomes.co.uk

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



East Kilbride's Local Estate Agent

www.joyceheepshomes.com
info@joyceheepshomes.co.uk

Joyce Heeps Homes Ltd

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



**Joyce Heeps
HOMES**

01355 571883

The property comprises on the ground level of the sun porch, welcoming hallway, spacious lounge, new kitchen open to the dining area, the family room/4th bedroom, re-fitted kitchen, dining area, and new Cloaks WC.



East Kilbride's Local Estate Agent

www.joyceheepshomes.com
info@joyceheepshomes.co.uk

Joyce Heeps Homes Ltd

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



**Joyce Heeps
HOMES**

01355 571883

The new kitchen is open to the dining area. It has contemporary style cabinets, contrasting worksurface, and includes the five-burner induction hob, designer extractor, the integrated double electric oven, microwave, and fridge freezer.



East Kilbride's Local Estate Agent

www.joyceheepshomes.com
info@joyceheepshomes.co.uk

Joyce Heeps Homes Ltd

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



**Joyce Heeps
HOMES**

01355 571883

The upper level comprises of three well-proportioned bedrooms, and new bathroom with electric shower over the bath and glass screen.



East Kilbride's Local Estate Agent

www.joyceheepshomes.com
info@joyceheepshomes.co.uk

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



East Kilbride's Local Estate Agent

www.joyceheepshomes.com
info@joyceheepshomes.co.uk

Joyce Heeps Homes Ltd

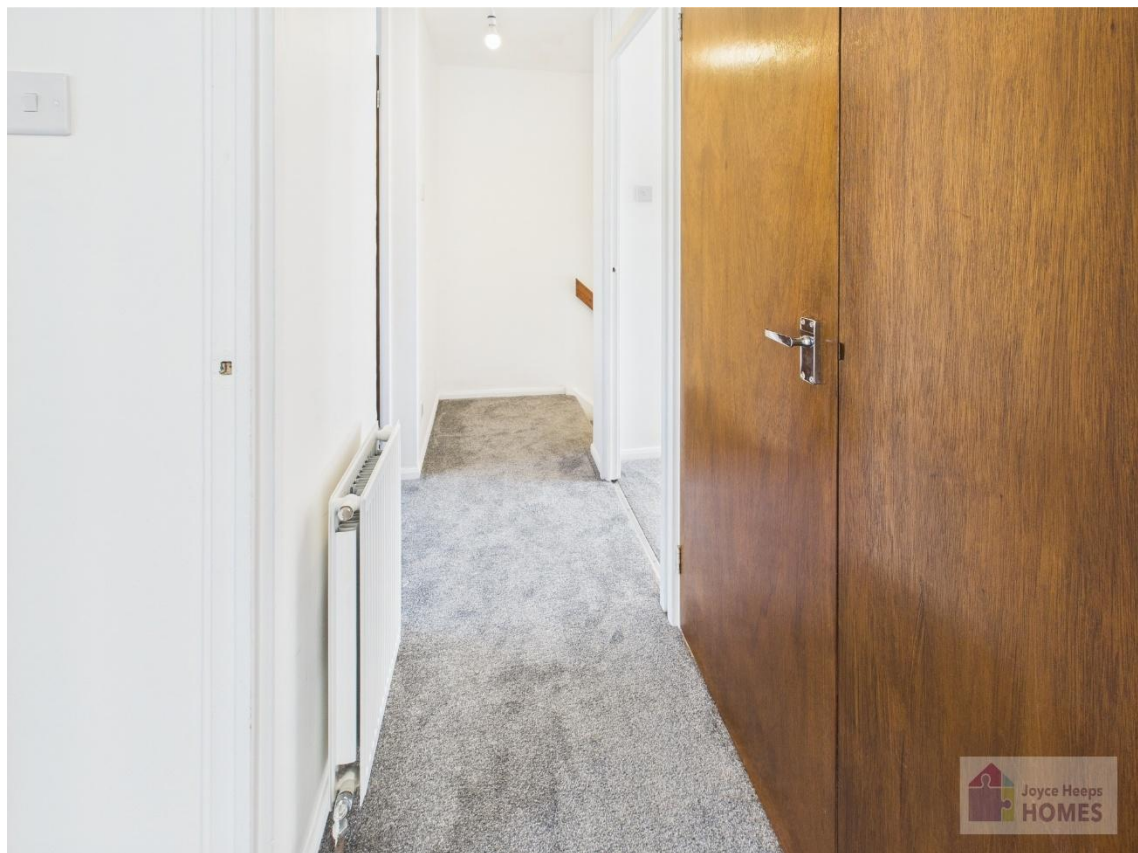
E.K. Business Park
14 Stroud Road
East Kilbride
G75 0YA



**Joyce Heeps
HOMES**

01355 571883

The property has fresh neutral décor throughout, new carpets and flooring, extensive storage, and the loft can be accessed from the upper landing.



East Kilbride's Local Estate Agent

www.joyceheepshomes.com
info@joyceheepshomes.co.uk

Joyce Heeps Homes Ltd

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



**Joyce Heeps
HOMES**

01355 571883

The front garden is laid to lawn with mature plants and shrubs. The rear garden is laid to lawn with mature shrubs, a slab patio area, it is surrounded by timber perimeter fencing and gate leading to the private parking area and garage.



East Kilbride's Local Estate Agent

www.joyceheepshomes.com
info@joyceheepshomes.co.uk

Joyce Heeps Homes Ltd

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



01355 571883

The council tax band is E

Location

The property is in a highly desirable pocket within St Leonards, close to Calderglen Country Park, highly regarded primary and secondary schools, and sports and recreational facilities. The area is within easy reach of East Kilbride Town Centre, Village, and Kingsgate Retail Park. There are regular bus and rail services connecting to Glasgow City Centre and other destinations throughout west and central Scotland, as well as access to Central Scotland's motorway networks, making this a popular area for commuters.



East Kilbride's Local Estate Agent

www.joyceheepshomes.com
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

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
info@joyceheepshomes.co.uk