

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



## **Westwood Hill, Westwood, East Kilbride, G75 8DN**

Joyce Heeps Homes are delighted to market this spacious two-bedroom 2nd floor flat with sun balcony which requires a degree of modernisation throughout. It is close to all local amenities, regular bus services, and within easy reach of Hairmyres Train Station.



### **Features**

Sun balcony

Gas central heating & double-glazing

Enclosed drying area

Spacious lounge/dining room

Stylish bathroom

Two Double bedrooms

Regular bus services & within easy reach of Hairmyres Train Station

Convenient for Town Centre, Retail parks and all local amenities

## **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 spacious two-bedroom 2nd floor flat with sun balcony requires a degree of modernisation, but is an ideally located home.



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It comprises of the welcoming hallway with walk in cupboard and two further storage cupboards, spacious lounge/dining room leading to the sun balcony, fitted kitchen, two double bedrooms, and family bathroom.



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The kitchen has oak effect cabinets and includes space for all freestanding appliances.



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The stylish bathroom has white bath and toilet and tiling to the walls and floor.



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**Joyce Heeps  
HOMES**

01355 571883

The  
property  
has ample  
storage.



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**HOMES**

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**The council tax band is B**

**Location**

The property is within Calderwood close to Calderglen and allowing easy access to East Kilbride's Town Centre. There are regular bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland and an impressive range of entertainment and sporting facilities are in the town. East Kilbride also boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.

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## **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.



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