



## **Kendal Road, Newlandsmuir, East Kilbride, G75 8QT**

Joyce Heeps Homes are delighted to market this rarely available two-bedroom lower cottage flat with rear garden and monobloc driveway. It is set in a desirable pocket within close proximity to Hairmyres train station and the motorway network.



### **Features**

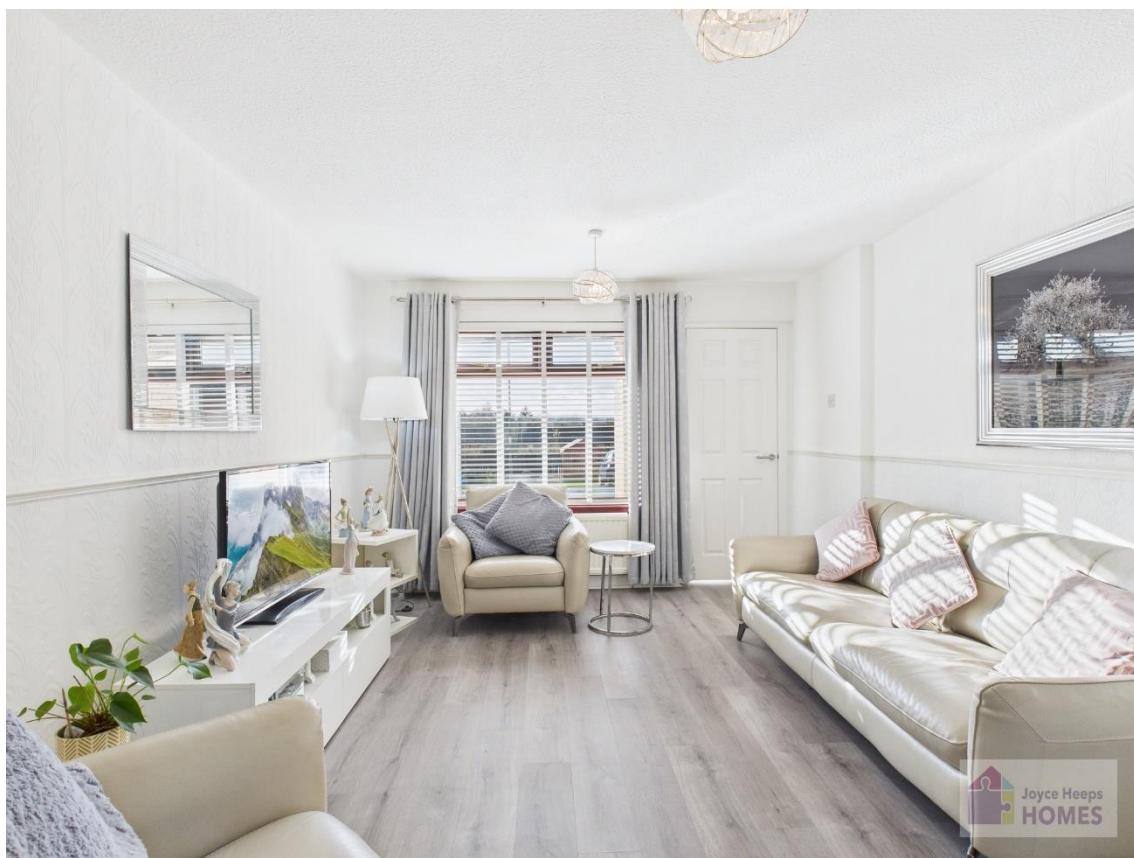
Immaculate condition	Private rear & side garden
Lower cottage flat	UPVC double-glazing
Ample storage	Gas central heating
Shared monobloc driveway	Within proximity to Hairmyres train station and the motorway network.
Modern kitchen & shower room	

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

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

### Description

This immaculate two-bedroom lower cottage flat is a credit to the current owner and would be ideal for a 1st time buyer or someone looking to downsize.



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The property comprises of the entrance vestibule, bright and spacious lounge, modern fitted kitchen with integrated appliances, two bedrooms and stylish shower room.



The modern kitchen overlooks and leads to the rear garden, has base and wall mounted cabinets and includes many integrated appliances.

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14 Stroud Road  
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**Joyce Heeps**  
**HOMES**

01355 571883

The stylish shower room is fully tiled with shower enclosure, has heated towel rail, ceiling spotlights and vanity storage.



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The property is tastefully decorated in neutral tones throughout, has ample storage and further benefits from having gas central heating, UPVC double glazing and shared driveway.



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The front garden is laid to lawn with slabbed pathway. The rear garden and side garden is accessed via gate, has decked patio area, slabbed area, lawn with mature shrubs and is surrounded by timber fence.



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**The council tax band is C**

**Location**

Newlandsmuir is a private development conveniently located for local amenities, Hairmyres Train Station, bus routes and the motorway network linking West Central Scotland and beyond. East Kilbride boasts a wide and varied range of amenities including shopping centre, retail parks, bars, restaurants, and nightlife. It has several Sports Centre's and swimming pools, recreational facilities and South Lanarkshire College. It has bus and rail services and motorway links, providing access in and around the central belt.



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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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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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