

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



## **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  
Lower cottage flat  
Ample storage  
Shared monobloc driveway  
Modern kitchen & shower room

Private rear & side garden  
UPVC double-glazing  
Gas central heating  
Within proximity to Hairmyres train station and the motorway network.

## **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 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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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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**Joyce Heeps  
HOMES**

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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:

**Joyce Heeps Homes Ltd**  
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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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