

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



## **Rosemary Crescent, Stewartfield, East Kilbride, G74 4UU**

Joyce Heeps Homes are delighted to market this very well maintained three-bedroom semi-detached villa with garage and conservatory. It is set within a cul de sac close to the "James Hamilton Heritage Loch", convenient for East Kilbride Train Station, Village, Town Centre and all amenities.



### **Features**

Well-equipped dining kitchen  
Newly fitted stylish shower room  
Garage & Driveway  
Downstairs Cloaks WC  
Conservatory

Gas central heating (boiler 3 years old)  
UPVC double-glazing  
Close to James Hamilton Heritage Loch  
Convenient for Train Station, Village and Town Centre

## **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 charming three-bedroom semi-detached villa with conservatory is a credit to the current owner and would make an ideal family home.



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It comprises  
on the  
ground level  
of the  
welcoming  
entrance  
hallway,  
bright and  
spacious  
lounge,  
well-  
equipped  
dining  
kitchen,  
conservatory  
and  
downstairs  
Cloaks WC.



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The upper level is accessed from the staircase in the hallway and comprises of three well-proportioned bedrooms and newly fitted stylish family shower.



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The property is tastefully decorated throughout, has ample storage and the loft can be accessed from the upper landing.



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The front garden is laid to lawn driveway leading to the garage.



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The enclosed rear garden has raised timber decked area, artificial lawn, loose chips, patio area with mature plants and shrubs and is surrounded by timber fence.



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**The council tax band is E**

### **Location**

The property is set in a cul-de-sac within a desirable pocket close to the James Hamilton Heritage Loch. It is convenient for highly regarded schools, East Kilbride Train Station, Village, Town Centre and Kingsgate Retail Park offering high street shopping, entertainment, and sporting facilities. The town 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:

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**Tel: 01355 571 883**  
**Email: [joyce@joyceheepshomes.co.uk](mailto:joyce@joyceheepshomes.co.uk)**

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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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