

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



Rosslyn Avenue, East Mains East Kilbride, G74 4BP

Joyce Heeps Homes are delighted to market this spacious 3/4-bedroom semi-detached villa with double story extension and landscaped garden. It is upgraded throughout to a very high standard and is a short walk to East Kilbride Train Station, Village, highly regarded schools, and all amenities.



Features

Semi-detached villa

Three double bedrooms/4th currently dressing room

Cloaks WC

Breakfasting kitchen/family area

Utility room

En suite shower room

Luxury family bath/shower room

Fully floored and lined loft/office space

Gas central heating/UPVC double-glazing

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

This spacious semi-detached villa has a double storey extension, offers very spacious and flexible accommodation. It is upgraded throughout, is very tastefully decorated and has solid oak doors and finishes.



The ground level comprises of the entrance vestibule, open hall and formal dining room, bright and spacious lounge with living flame gas fire, open plan breakfasting kitchen/family area, utility room, and 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 kitchen has contemporary style cabinets, butcher block worksurface and stainless-steel inset sink, range style cooker, and microwave.



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



East Kilbride's Local Estate Agent

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

Joyce Heeps Homes Ltd

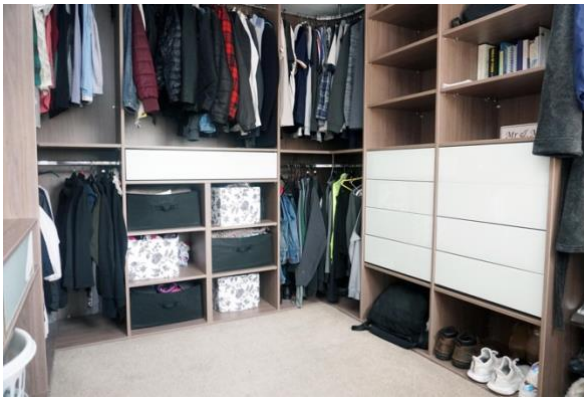
E.K. Business Park
14 Stroud Road
East Kilbride
G75 0YA



**Joyce Heeps
HOMES**

01355 571883

The upper level comprises of three double bedrooms, dressing room and en suite shower room accessed from the main bedroom, and luxury bath/shower room.



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

Both the en suite and family bath/shower room have contemporary style sanitary wear and thermostatic rainwater showers.



The property is very tastefully decorated throughout, has ample storage, and the fully floored and lined loft with Velux window can be accessed via the fixed stairway from the 3rd bedroom.



It is set within landscaped gardens. The front is laid to lawn and has rockery containing mature plants and shrubs. The hard landscaped rear garden has timber decked areas, artificial lawn, and is surrounded by timber perimeter fence.

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****Location**

The property lies within East Mains conveniently located for East Kilbride Train Station, the Village and Town Centre. It is within the catchment for St Kenneth's Primary and Halfmerke Primary and St Andrew's and St Bride's High and Calderglen High. There are 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 available. East Kilbride's main shopping centre is within walking distance where extensive high street shopping is available.

Measurements

Lounge 12'6" x 15'4"

Dining room 15'8" x 10'6"

Cloaks WC 5'6" x 4'1"

Breakfasting kitchen 12'0" x 19'5"

Utility room 8'3" x 8'3"

Bedroom 1 12'0" x 13'7"

Dressing room 9'6" x 8'11"

En suite 11'150" x 4'2"

Bedroom 2 10'3" x 12'11"

Bedroom 3 10'2" x 10'8"

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



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