

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



Walnut Lane, Laburnum Gardens, East Kilbride, G75 9DY

Joyce Heeps Homes are delighted to market this substantially extended four-bedroom detached villa with double garage. It is maintained to the highest standard and convenient for all local amenities, bus services and sports and recreational facilities.



Features

Substantially extended detached villa
Double garage with Monobloc driveway
Formal dining room
Family room
Breakfasting kitchen to include
integrated appliances

Cloaks WC
Ensuite shower room
Family bath/shower room
Landscaped gardens
Gas Central heating & UPVC double-
glazing

East Kilbride's Local Estate Agent

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

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01355 571883

Description

This substantially extended three public/four-bedroom detached villa with double-garage has many features listed and maintained throughout to the highest standard.



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It comprises of the welcoming hallway, spacious lounge overlooking the front and rear garden, formal dining room leading to the family room, well equipped breakfasting kitchen, and Cloaks WC.



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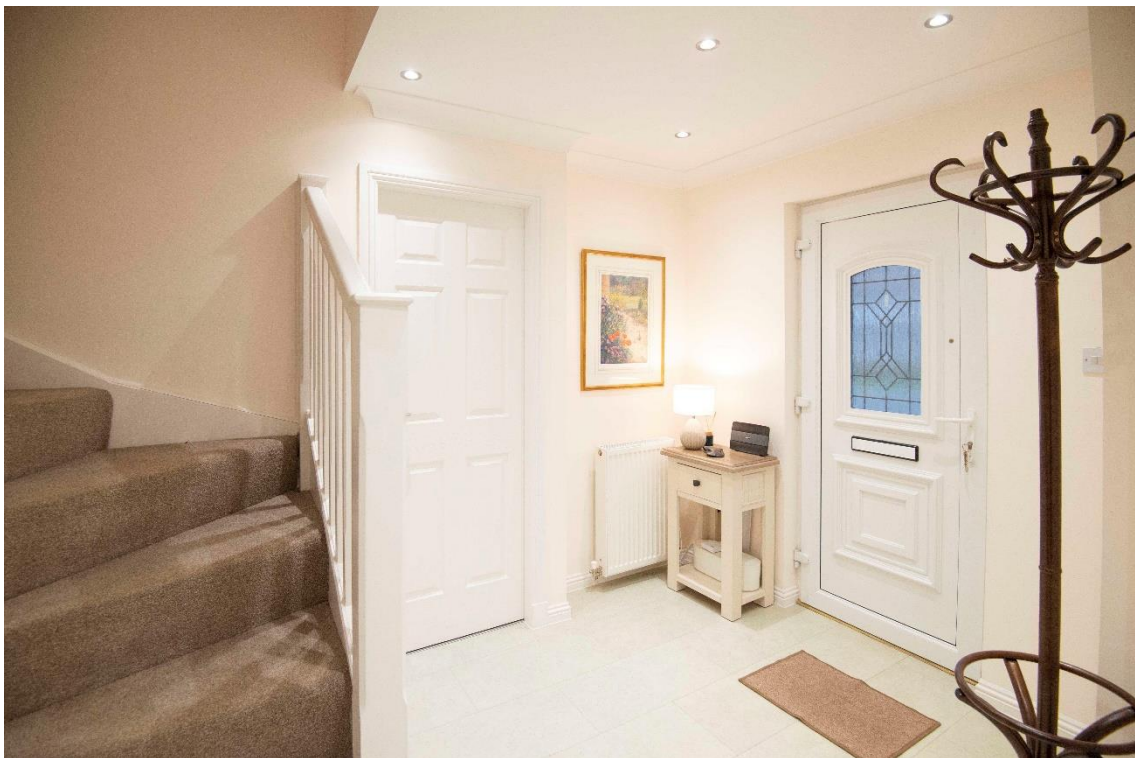
The breakfasting kitchen has high gloss cabinets and includes the integrated double electric oven, gas hob, dishwasher, fridge freezer and washing machine.



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The upper level comprises of four well-proportioned bedrooms all with fitted wardrobes, the Ensuite shower room, and modern family bath/shower room.



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The property is tastefully decorated in neutral tones, there is ample storage, and the loft can be accessed from the upper landing.



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The Ensuite shower room has a thermostatic shower, the family bath/shower room has a separate shower cubicle with thermostatic shower.



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HOMES**

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The front garden is laid to lawn with mature planted border and monobloc driveway leading to the double garage. The private enclosed rear garden is laid to lawn with mature plants and shrubs, there is a slab patio area, timber decking, and is surrounded by timber perimeter fencing.



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The council tax band is F

Location

The property lies within the private Laburnum Gardens area convenient for local primary and secondary schools and local amenities. East Kilbride Town Centre and Kingsgate Retail Park are within easy reach offering high street shopping, entertainment, and sporting facilities. The town also offers bus and rail services connecting to Glasgow City Centre and other destinations throughout west and central Scotland, as well as access to Central Scotland's motorway networks, making this a popular area.



Measurements

Lounge	20'6" x 11'6"	Bedroom 2	11'5" x 9'5"
Dining room	9'2" x 9'2"	Bedroom 3	9'5" x 8'9"
Family room	20'8" x 12'0"	Bedroom 4	11'7" x 7'4"
Breakfasting kitchen	20'6" x 8'8"	Ensuite	6'6" x 6'5"
Cloaks WC		Bathroom	6'6" x 6'4"
Bedroom 1	11'8" x 10'11"		

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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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