

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



## **Polden Court, Lindsayfield, East Kilbride, G75 9GZ**

Joyce Heeps Homes are delighted to market this delightful 4-bedroom detached villa, set within a child safe cul-de-sac, and built by "Miller Homes". The property is on a corner plot and has a monobloc driveway leading to the integral garage.



### **Features**

Child safe cul de sac

Corner plot

Open kitchen/dining room

Integral garage

Monobloc driveway

UPVC double-glazing throughout

Gas central heating

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

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Set on a corner plot within a child safe cul de sac is this four-bedroom detached villa. It comprises on the ground level of the entrance vestibule, welcoming hallway, spacious lounge with bay window, open plan kitchen/dining area and family area, and cloaks WC.



The open plan kitchen/dining area overlooks and leads through French doors to the rear garden. It has grey shaker style base and wall cabinets, integrated double electric oven, gas hob, extractor and has space for all freestanding appliances.



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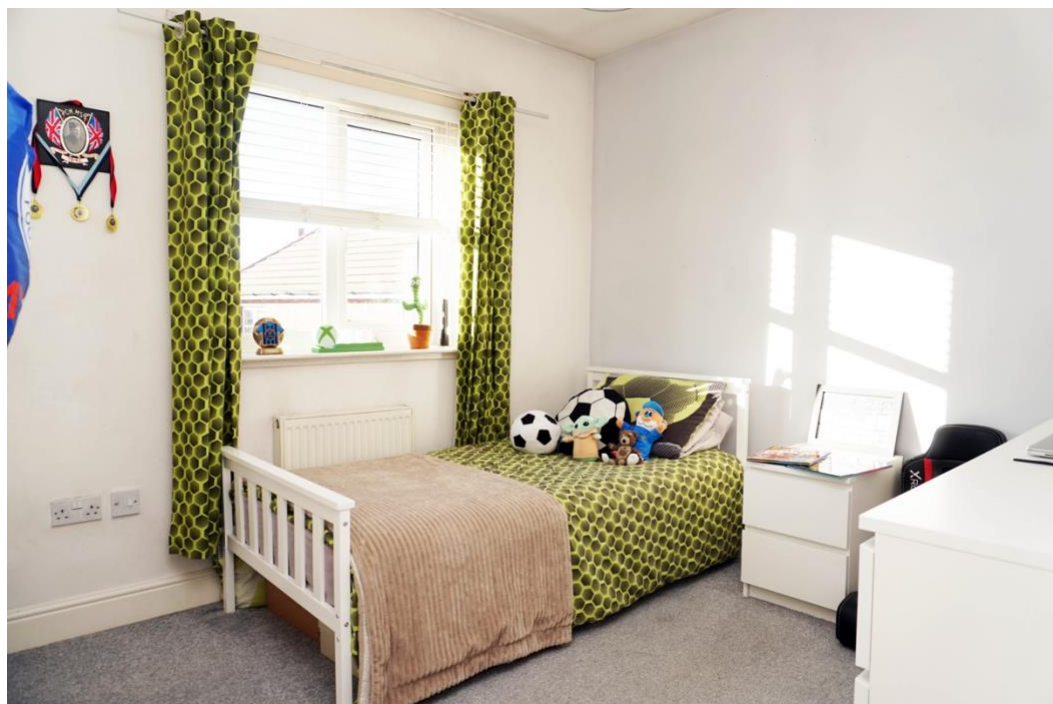
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The upper level comprises of four bedrooms, master en suite shower room with thermostatic shower, and family bathroom with electric shower over the bath.



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The property has UPVC double-glazing, gas central heating, a monobloc driveway leading to the integral garage.

The front garden is laid to lawn with a selection of mature shrubs and plants and has a monobloc driveway leading to the integral garage. The sunny rear garden is laid mainly to lawn, has a patio area, and is surrounded by a timber perimeter fence.



### **Location**

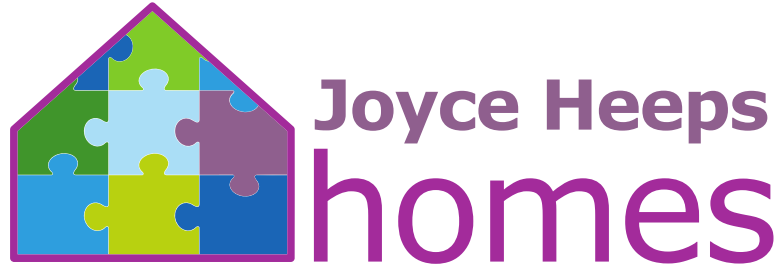
Lindsayfield is a residential area fast becoming one of the most popular areas in East Kilbride. The area benefits from having a Morrisons Supermarket and petrol station, family pub and restaurant and food outlets. Primary and secondary schools are nearby. It is well connected to the wider East Kilbride area and Glasgow City Centre via regular bus and rail services. East Kilbride Town Centre offers extensive high street shopping, entertainment, and sporting facilities.

### **Measurement**

Lounge	16'7" x 13'4"	Bedroom	9'2" x 9'0"
Kitchen/dining area	17'9" x 12'	Bedroom	6'4" x 12'3"
Cloaks WC	5'7" x 4'8"	Bedroom	8'1" x 8'3"
Bedroom	11' x 10'7"	Bathroom	6'9" x 8'
En suite	6' x 4'11"		

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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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