

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



## **Friendship Grove, Merlin Gardens, East Kilbride, G74 4FS**

Joyce Heeps Homes are delighted to market "The Craigston", a four-bedroom detached villa with driveway and detached garage built by "Barratt Homes". It is set within Merlin Gardens, close to Kingsgate Retail Park, regular bus services, and the motorway network.



### **Features**

Monobloc driveway

Garage/ Bar

Open kitchen/dining room including integrated appliances

Utility room

Cloaks WC

En Suite shower room & Family bathroom

Gas central heating & UPVC double-glazing

New carpets throughout

Landscaped rear garden

## **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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**Joyce Heeps  
HOMES**

01355 571883

**Description**

Set within Merlin gardens and upgraded to the highest standard is "The Craigston", a four-bedroom detached villa with many features listed.



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The property is a credit to the current owners and comprises on the ground level of the hallway, spacious lounge, open kitchen/dining room, utility room, and cloaks WC.



The kitchen has high gloss cabinets and includes the integrated electric oven, ceramic hob, extractor, fridge freezer, and dishwasher.



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The utility room has space for the freestanding washing machine.



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The upper level comprises of 4 well-proportioned bedrooms, the ensuite shower room, and stylish family bathroom with thermostatic shower over the bath and glass screen.



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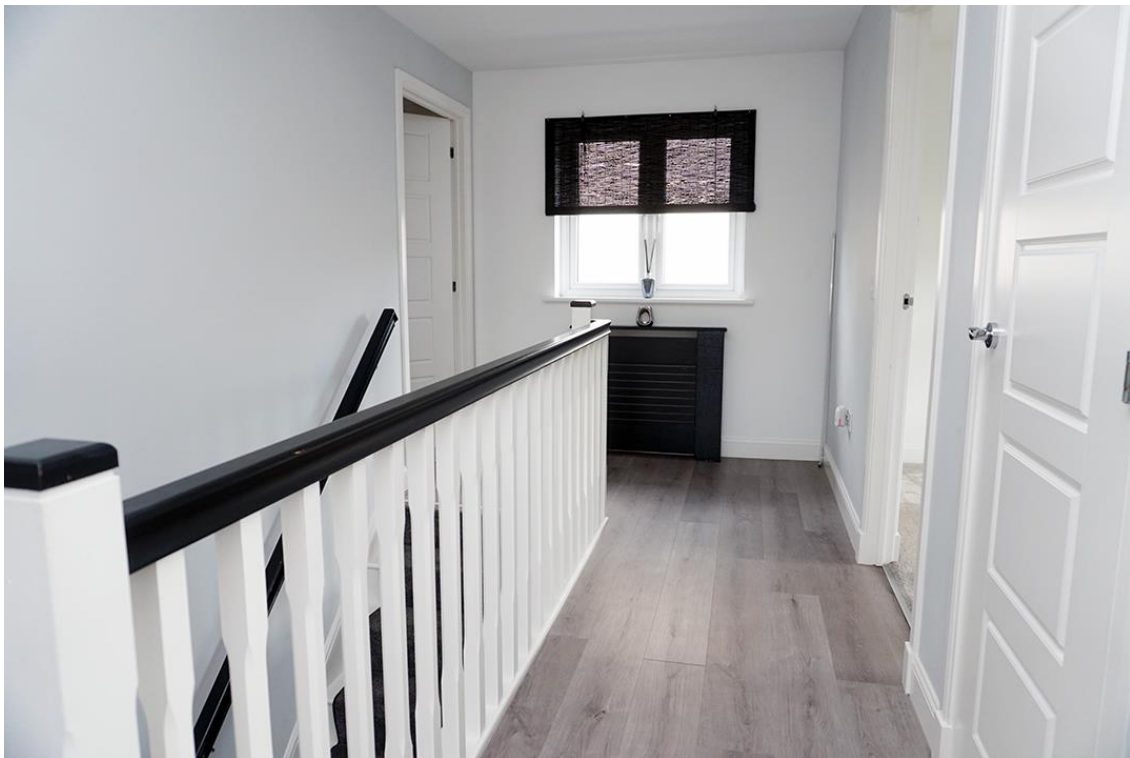
The property is tastefully decorated in neutral tones, has ample storage and the loft can be accessed from the upper landing.



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The front garden has loose chips and the side garden has monobloc driveway leading to the garage.



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The landscaped rear garden has newly slabbed patio area, artificial lawn and is surrounded by timber perimeter fence.



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**The council tax band is F**

**Location**

The property is within the desirable Merlin Gardens development, convenient for East Kilbride Train Station, regular bus services, and the motorway network. It is within easy reach of primary and secondary schools, sports and recreational facilities, East Kilbride Town Centre, Village and Kingsgate Retail Park.

**Measurements**

Lounge	21'2" x 11'3"	En suite	3'11" x 7'1"
Kitchen/dining	21'2" x 10'8"	Bedroom	11'7" x 10'8"
Utility room	5'8" x 7'3"	Bedroom	10'2" x 11'7"
Cloaks WC	6'2" x 3'7"	Bedroom	7'7" x 5'7"
Bedroom	10'8" x 10'9"	Bathroom	10'3" x 10'9"



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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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