

Merkland Way, Lindsayfield, East Kilbride, G75 9NH

Joyce Heeps Homes are delighted to market this well-maintained 4/5-bedroom detached villa is within Lindsayfield and has many features listed. It is close to Morrisons Superstore, all local amenities, primary and secondary schools, sports and recreational facilities, regular bus services and within easy reach of Hairmyres Train Station and motorway network.



Features

Driveway

Garage conversion/5th bedroom.

Open plan kitchen/dining room including integrated appliances.

Utility room

Cloaks WC

Stylish bathroom and En suite shower room (less than 3 years old)

Sunny & private rear garden

UPVC double-glazing (less than 3 years old)

Gas central heating

Regular bus services & within easy reach of Hairmyres Train Station

East Kilbride's Local Estate Agent

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Joyce Heeps Homes Ltd

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



**Joyce Heeps
HOMES**

01355 571883

Description

This 4/5-bedroom detached villa is very well maintained throughout and has many features listed.



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It comprises on the ground level of the hallway, lounge with box bay window, open plan kitchen/ dining room, utility room, family room/ 5th bedroom and Cloaks WC.



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The modern fitted kitchen has high gloss cabinets, contrasting worksurface, and includes the integrated double electric oven, microwave, dishwasher, and American style fridge freezer.



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The upper level comprises of four well-proportioned bedrooms, stylish family bathroom, and ensuite shower room.



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The stylish family bathroom has a thermostatic riser and rainwater shower over the bath and glass screen, vanity storage, and heated towel rail.



The ensuite shower room has a shower enclosure with fixed glass screen, rainwater and riser shower, vanity storage and heated towel rail.



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



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The front garden is laid to lawn with driveway for two cars. The sunny rear garden is not overlooked, it is laid to lawn, has a timber decked area and slab patio area, and is surrounded by timber perimeter fencing.



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The council tax band is F

Location

Lindsayfield is a private 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. The area is convenient for primary and secondary schools and pre-school nurseries and is well connected to the wider East Kilbride area offering entertainment, sports, and recreational facilities. East Kilbride Town Centre and Retail Parks are within easy reach, there are regular bus and rail services, and the area offers easy access to the M77 & M74 Motorway making it ideal for commuters.

Measurements

Lounge 13'3" x 16'1" into box bay window	Bedroom	11'4" x 13'2"
Kitchen/dining room 9'0" x 20'5"	En suite	5'1" x 5'9"
Utility room 5'4" x 5'2"	Bedroom	11'0" x 9'4"
WC 3'11" x 4'10"	Bedroom	14'0" x 8'9"
Family/5th bedroom 17'8" x 8'0"	Bedroom	8'8" x 8'7"
	Bathroom	6'6" x 6'4"

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For more information or to advise your interest please contact:

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