

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



## **Maxwellton Avenue, Maxwellton Village, East Kilbride, G74 3DT**

Joyce Heeps Homes are delighted to market this traditional sandstone semi-detached villa set within the desirable Maxwellton Conservation Village and maintained to a very high standard. It is close to highly regarded schools, and within easy reach of East Kilbride Town Centre, Train Station, Village and Kingsgate Retail Park.



### **Features**

Maxwelton Conservation area

Set on a corner plot.

Detached garage with remote control door

Dining kitchen, to include all integrated appliances.

Family bath/shower room

Downstairs bedroom/family room

Gas central heating & security alarm system

Regular bus services and within easy reach of Train Station

Close to all amenities, including highly regarded schools.

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

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



### **Description**

This three-bedroom semi-detached villa is a credit to the current owners. It has many features listed and is set within charming well stocked gardens.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



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



The ground level comprises of the entrance vestibule leading the hallway, spacious lounge with bay window, breakfasting kitchen, and family room/ 3<sup>rd</sup> bedroom.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



The dining kitchen overlooks the rear and side gardens.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



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



It has a full range of traditional style cream cabinets, and includes the integrated double electric oven, gas hob, extractor and has space for all freestanding appliances.



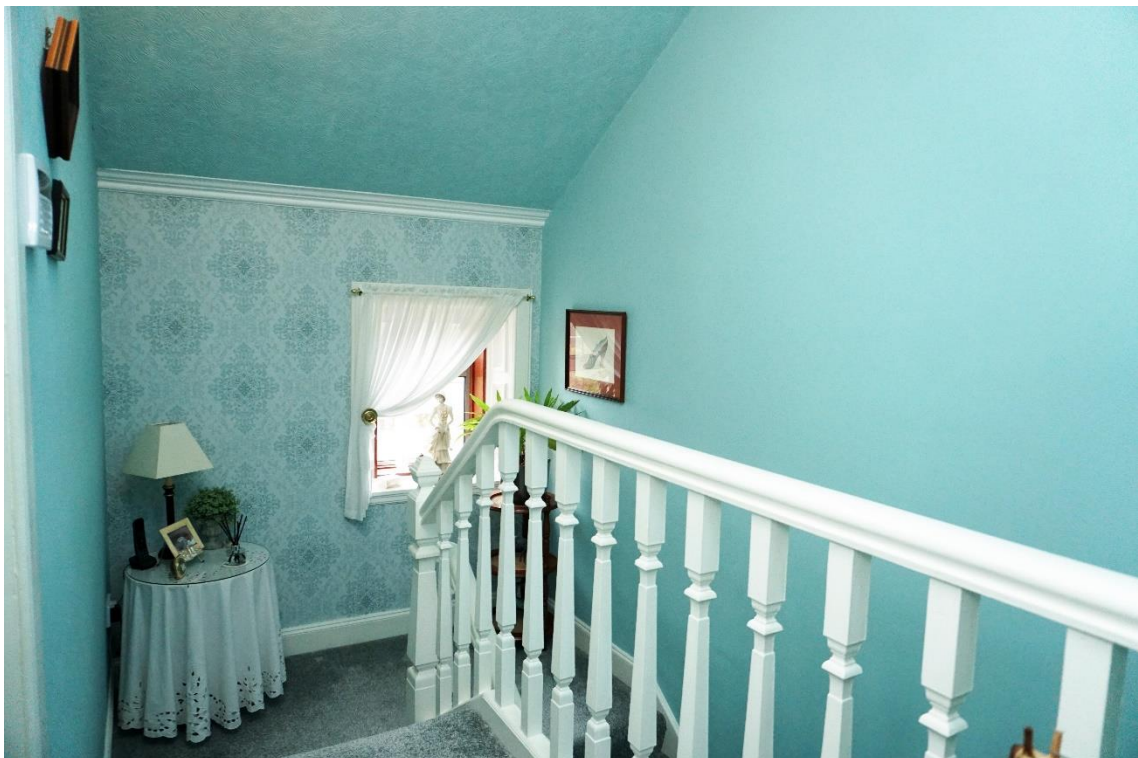
**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



The stairway gives way to two spacious double bedrooms, both with fitted wardrobes and furnishings, and the family bath/shower room.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



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



The family bath/shower room has a corner bath, separate shower cubicle with thermostatic shower and has tiling to the walls and floor.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



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



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



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



The property is set on a corner plot within charming enclosed, well stocked gardens. The front garden is laid to lawn with mature planted borders.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



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



The side and rear gardens are low maintenance, with lawn, crazy paved patio areas, loose chips and a selection of mature plants and shrubs.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



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



**The council tax band is E**

### **Location**

This traditional semi-detached villa is set within the highly desirable Maxwellton conservation village. It is convenient for all local amenities, highly regarded primary and secondary schools, and sports and recreational facilities. There are transport links both bus and rail, and the motorway network linking west central Scotland making it ideal for commuters. East Kilbride Town Centre, Kingsgate Retail Park, Village and Train Station are within walking distance offering high street shopping, entertainment, and sporting facilities.



### **Measurements**

Lounge	16'6" x 11'11"	Bedroom	13'10" x 8'10"
Dining kitchen	16'2" x 11'7"	Bedroom	11'9" x 9'6"
Family room/bedroom	11'9" x 9'6"	Bathroom	8'7" x 6'8"

**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto: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](mailto: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](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)