

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



## **Drummond Hill, Calderwood, East Kilbride, G74 3AA**

Joyce Heeps Homes are delighted to market this two-bedroom ground floor flat which is within a very well-maintained block of 6. It is close to the John Wright Sports Centre, local shops, regular bus services, train station, Village, Town Centre, and Kingsgate Retail Park.



### **Features**

Well maintained block of six

Newly fitted bathroom

Modern kitchen

Gas central heating

Double-glazing

Regular bus services

Close to all local amenities

Within easy reach of East Kilbride  
Train Station

Convenient for Town Centre, Village &  
Kingsgate Retail Park

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

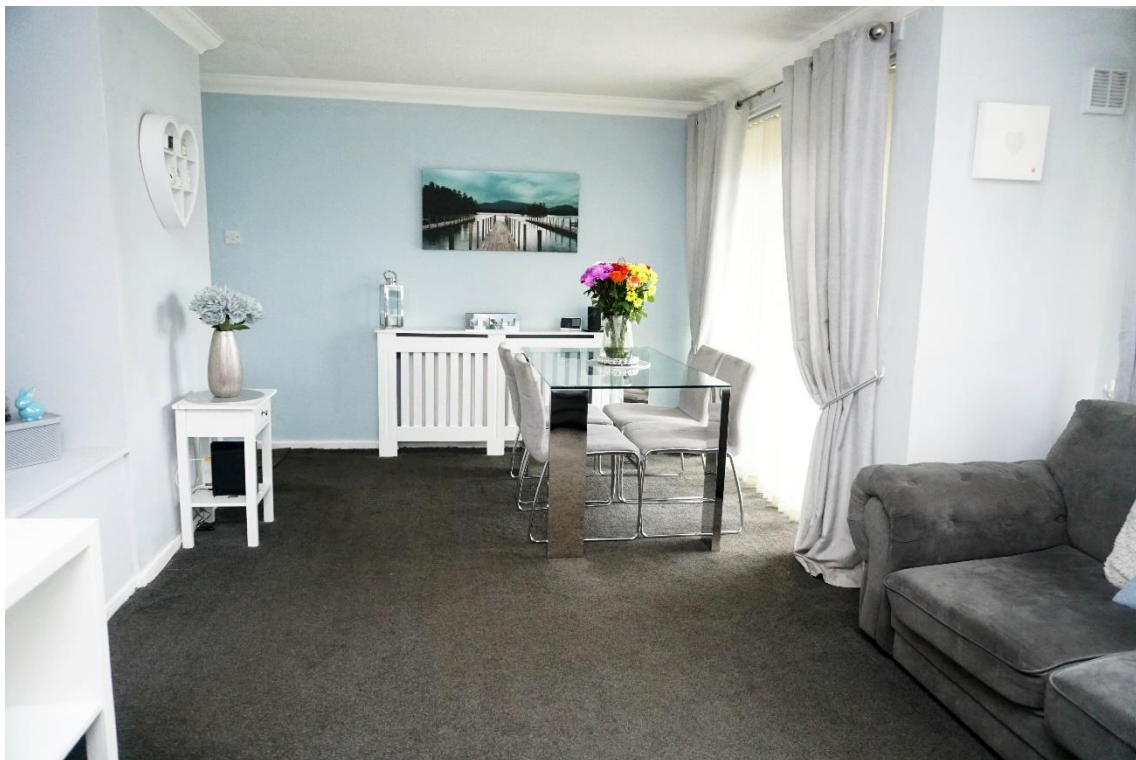
[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
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### **Description**

This 2-bedroom ground floor flat is a credit to the current owners and would be ideal for a 1st time buyer or someone looking to downsize.



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01355 571883

It comprises of the welcoming hallway, spacious lounge/ dining room leading to the sun balcony, fitted kitchen, newly fitted bathroom, and two double bedrooms both with fitted wardrobes.



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**Joyce Heeps  
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The kitchen is accessed from the hallway, has grey high gloss cabinets, and space for freestanding appliances.



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The newly fitted bathroom has shower over the bath with fixed glass screen and vanity storage.



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The property is freshly decorated in neutral tones throughout, has ample storage within the flat and external storage cupboard within the building.



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**The council tax band is B**

### **Location**

The property lies within a very popular pocket in Calderwood bordering Maxwellton Conservation area. It is close to all local amenities, regular bus services, East Kilbride Train Station and sports and recreational facilities. The area is within easy reach of the Town Centre, Village, Kingsgate Retail Park, and many restaurants and bars. It is also convenient for the M74, M74 and M8 motorway network making the area ideal for commuters.

### **Measurements**

Lounge/dining room	11'9" x 17'9"	Bedroom	12'1" x 10'9"
Kitchen	8'6" x 8'6"	Bathroom	6'10" x 6'6"
Bedroom	11'5" x 12'1"		

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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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