

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



Grampian Drive, Lindsayfield, East Kilbride, G75 9GL

Joyce Heeps Homes are delighted to market this 5 bed/ 2 public room detached villa with double garage and driveway. It is set in a cul-de-sac and formed over three levels, within easy reach of Primary and Secondary schools, sports and recreational facilities, local shops, regular bus services and Hairmyres Train Station.



Features

Set in cul-de-sac with open aspect.

Double garage/monobloc driveway

Open plan kitchen/dining room

Utility Room

Formal dining room/family room

Office/5th bedroom

4 double bedrooms

Gas central heating

UPVC double glazing

Downstairs shower room, 2 En-suite
shower rooms & family bathroom

East Kilbride's Local Estate Agent

www.joyceheepshomes.com
info@joyceheepshomes.co.uk

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Description

This 4/5-bedroom detached villa offers spacious accommodation over three levels, with many features listed.



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01355 571883

It comprises on the ground level of the welcoming entrance hallway, spacious lounge overlooking the front of the property, formal dining room/ family room, 5th bedroom/ office, open plan kitchen dining room, utility room, and shower room.



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The well-equipped kitchen overlooks and leads through sliding patio doors to the rear garden, and to the utility room. It has a full range of shaker style cabinets, Butcher block work surface and breakfast bar. It includes the range style cooker with five gas burners, two ovens and warming drawer, the integrated fridge freezer and dishwasher.



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The utility room has space for a washing machine and dryer, shaker style cabinets and stainless steel sink.



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The shower room on the ground level has a corner shower enclosure with rainwater and riser shower, vanity storage, wet wall panels, and vinyl floor covering.



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**Joyce Heeps
HOMES**

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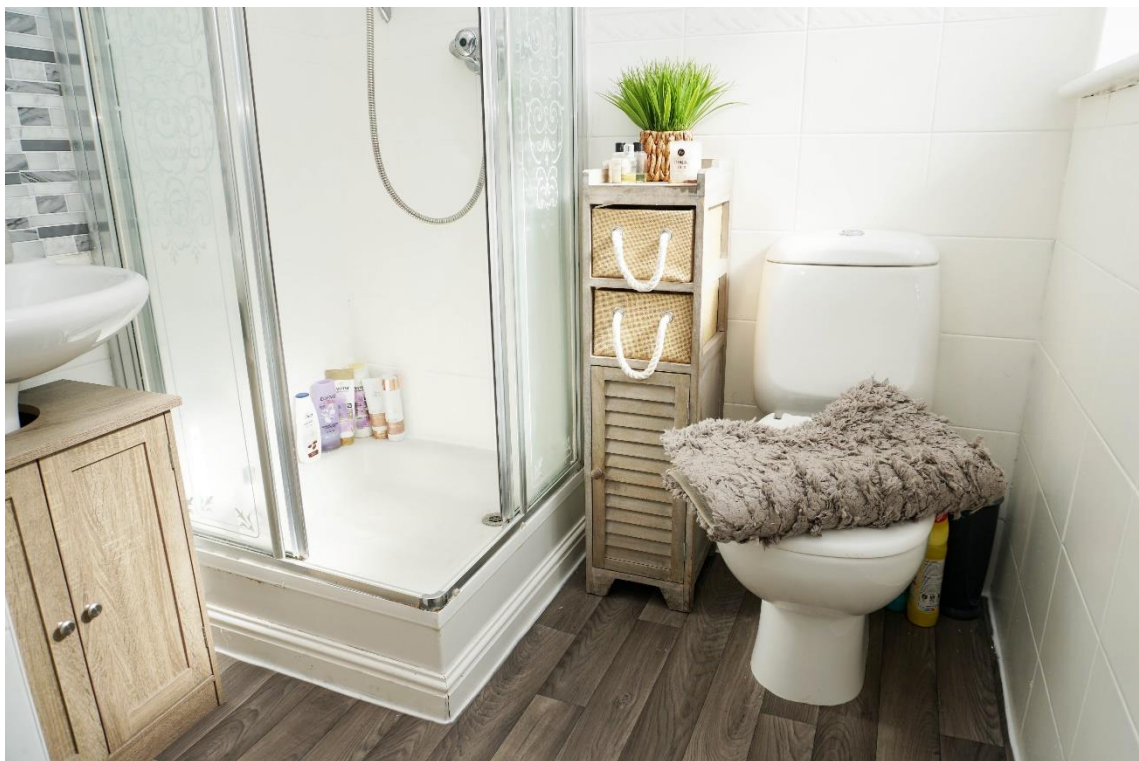
The 1st floor comprises of three double bedrooms, two of which have fitted wardrobes, the En suite shower room, and modern family bathroom.



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The 2nd floor comprises of a further spacious double bedroom, and 2nd En suite shower room.



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Both En suite shower rooms have thermostatic showers, and the family bathroom has a thermostatic rainwater and riser shower.



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This spacious property has ample storage throughout, further storage within the eaves, and is tastefully decorated throughout.



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The front garden is laid to lawn with a monobloc driveway leading to the double integral garage.



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The rear garden is laid to lawn, has a slab patio area, and raised timber decked area with Pagoda and is surrounded by timber perimeter fencing.



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The council tax band is G

Location

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



Measurements

Ground Floor

Lounge 20'6" x 12'7"

Family room/formal dining room
13'11" x 10'5"

Office/5th bedroom 10'0" x 8'7"

Open plan Kitchen/dining room 10'10"
x 18'2"

Utility room 5'7" x 8'5"

Shower room 5'5" x 5'9"

1st Floor

Bedroom/games room 23'0" x 18'3"

Bedroom 12'6" x 10'6"

En suite shower room 7'6" x 5'7"

Bedroom 10'9" x 9'8"

Family bathroom 6'10" x 5'8"

2nd Floor

Bedroom 13'8" x 16'90"

En suite shower room 9'11" x 6'5"

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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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