

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



## **Doonfoot Court, Kittochfield, East Kilbride, G74 4XG**

Joyce Heeps Homes are delighted to market this rarely available, spacious 4-bedroom detached villa with driveway and integral garage which is maintained throughout to a very high standard. It is close to highly regarded schools, sports and recreational facilities, East Kilbride Train Station, Village, Town Centre, and Kingsgate Retail Park.



### **Features**

Monobloc driveway & Integral garage

Open plan kitchen/dining room to include integrated dishwasher & cooker.

Cloaks WC

Family bathroom & En suite shower room

Gas central heating (boiler 1 year old)

Double-glazing

Hard-landscaped, sunny rear garden

Close to East Kilbride Train Station, Village, Town Centre & Kingsgate Retail Park

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

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

### **Description**

Set at the end of a cul-de-sac in the highly desirable Kitchoch Field development is this spacious four-bedroom detached villa. The property is a credit to the current owner, having been maintained to a very high standard throughout.



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**Joyce Heeps  
HOMES**

01355 571883

The ground level comprises of the welcoming hallway, spacious lounge with living flame gas fire, open plan kitchen/ dining room, and Cloaks WC.



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The kitchen overlooks and leads through French doors to the rear garden. It has shaker style cabinets, contrasting worksurface and breakfast bar, and includes the range style cooker with two ovens and five gas burners, the integrated dishwasher, and has space for freestanding appliances.



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The integral garage can be accessed from the hallway. It is plumbed for a washing machine, and has space for freestanding tumble dryer and fridge freezer.



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The upper level comprises of four well-proportioned bedrooms all with fitted wardrobes. The En suite shower room, and family bathroom both have electric showers.



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



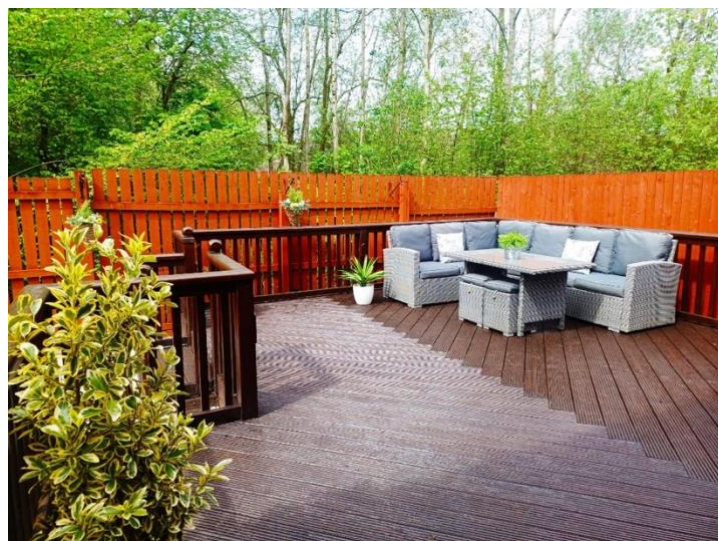
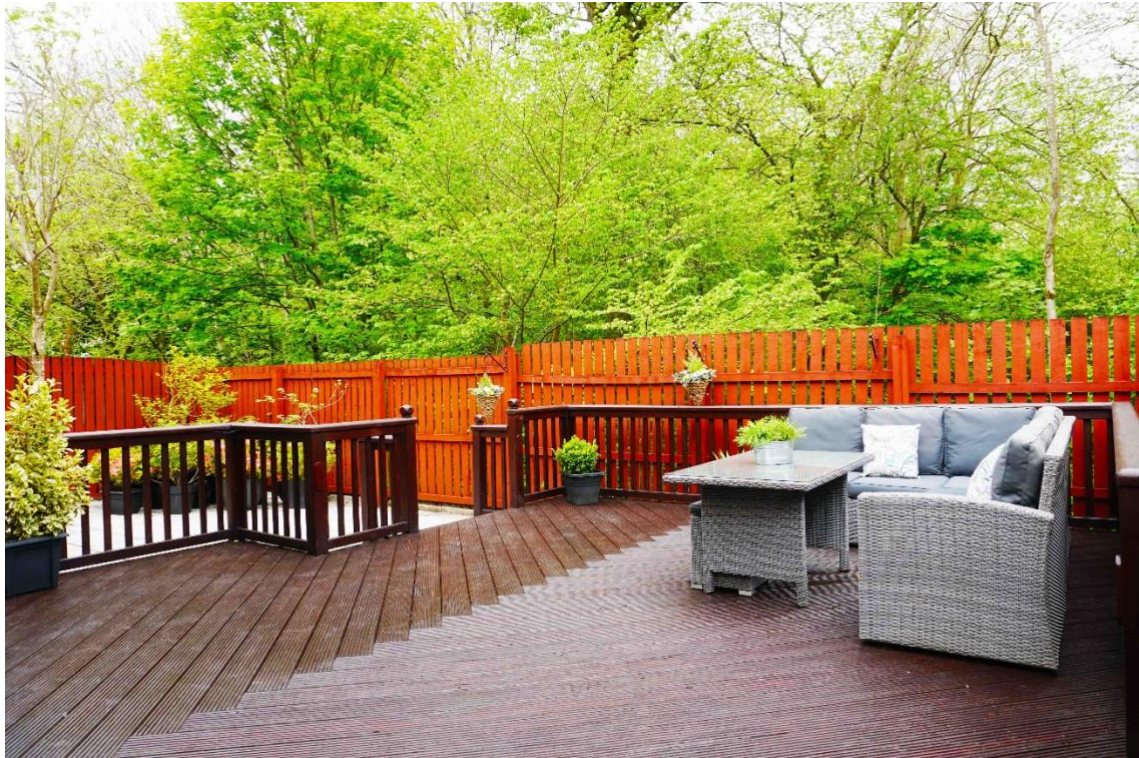
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The front garden is laid to lawn, with mature conifer hedge, and tarmac driveway leading to the integral garage.



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The sunny and very private rear garden is low maintenance. It has a raised timber decked patio area with balustrade, a slab patio area, and is surrounded by timber perimeter fencing with access gate to the side leading to the front garden.



**The council tax band is G**

### **Location**

The property is set at the end of a cul-de-sac within the highly desirable Kitchochfield Development. It is close to East Kilbride Train Station, regular bus services, and highly regarded schools and within easy reach of The Village, Town Centre, and Retail Parks, offering shopping, entertainment, and sporting facilities. The town also boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.

### **Measurements**

Lounge	17'0" x 11'7"	Bedroom	12'10" x 8'3"
Kitchen/dining room	8'9" x 27'4"	Bedroom	10'1" x 11'2"
Cloaks WC	7'9" x 3'1"	Bedroom	10'5" x 8'6"
Bedroom	13'0" x 11'droo2"	Bathroom	6'1" x 7'0"
En suite	4'6" x 8'0"		

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For more information or to advise your interest please contact:

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**Tel: 01355 571 883**  
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