

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



Balfron Crescent, Earnock, Hamilton, ML3 9UH

Joyce Heeps Homes are delighted to market this extended three-bedroom detached villa with multiple-car driveway, and detached garage. It is set on a corner plot within the desirable Earnock estate within easy reach of Hamilton Town Centre, schools, sports and recreational facilities, and regular bus and rail services and the motorway network.



Features

Extended home

Multiple car Driveway & detached garage

Modern fitted kitchen including integrated appliances.

Lounge & dining area.

Downstairs shower room

Family bathroom

Gas central heating & UPVC double-glazing

Close to primary and secondary schools

Convenient or Hamilton Town Centre, Train Station & regular bus services

East Kilbride's Local Estate Agent

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

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Description

This extended three-bedroom detached villa is in a desirable pocket and has many features listed.



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It comprises
on the ground
level of the
hallway,
lounge,
dining
room,
breakfasting
kitchen,
shower room,
and
conservatory.



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The kitchen has high gloss cabinets, contrasting worksurface, and includes the integrated electric oven, microwave, ceramic hob, and has space for all freestanding appliances.



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The shower room on the ground level has a shower enclosure with electric shower, has partial tiling to the walls and laminate tile effect flooring.



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The upper level comprises of three well-proportioned bedrooms, and stylish family bathroom.



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The family bathroom has a freestanding bath with hand-held shower, wet wall panels, vanity storage, and a heated towel rail.



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



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The property is set within garden to the front, side, and rear. The front garden is laid mainly to lawn, with mature shrubs and plants and a multiple car driveway to the side leading to the rear garden.



The council tax band is E

Location

This area is convenient for Hamilton Town Centre boasting a wide and varied range of amenities to include retail shopping, retail parks, bars, restaurants, and nightlife. It has several Sports and leisure centres, swimming pools and recreational facilities. It is conveniently located for transport links both bus and rail and the M74 and M8 motorway network linking West Central Scotland and beyond.

Measurements

Lounge	13'8" x 14'10"	Bedroom	11'0" x 11'6"
Dining room	11'0" x 9'2"	Bedroom	13'10" x 9'3"
Kitchen	11'0" x 18'3"	Bedroom	10'2" x 8'5"
Shower room	5'4" x 7'9"	Bathroom	10'2" x 8'5"
Conservatory	15'8" x 8'9"		

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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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