

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



Angus Avenue, Calderwood, East Kilbride, G74 3TU

Joyce Heeps Homes are delighted to market this three-bedroom terraced villa is well maintained and has many features listed. It is close to all local amenities, regular bus services, primary and secondary schools, sports and recreational facilities, Town Centre, and Kingsgate Retail Park.



Features

Newly fitted family bathroom

Private enclosed rear garden

Gas central heating

UPVC double glazing

Freshly decorated.

Ample storage

Regular bus services

Convenient for Town Centre Village
and Retail Parks

Gas central heating & UPVC double-
glazing

East Kilbride's Local Estate Agent

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

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Description

Located within a popular pocket very close to all amenities is this well maintained three-bedroom terraced villa.



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It comprises on the ground level of the hallway, spacious lounge/dining room and modern fitted kitchen.



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The kitchen overlooks and leads to the rear garden, has beech effect base and wall style cabinets, and includes the integrated electric oven, gas hob and has space for all freestanding appliances.



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The upper level comprises of three bedrooms all with ample storage, and the newly fitted stylish family bathroom.



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The family bathroom is fully tiled, has a thermostatic rainwater shower over the bath with fixed glass screen, and vanity storage.



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



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**Joyce Heeps
HOMES**

01355 571883

The front garden is laid to lawn with mature plants. The enclosed rear garden has raised timber decking, slab patio area, lawn with mature plants and shrubs and is surrounded by mature hedging.



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**Joyce Heeps
HOMES****01355 571883****The council tax band is C****Location**

The property is within Calderwood, close to all local amenities, primary and secondary schools, and regular bus services. It is convenient for East Kilbride Town Centre, Village, and Kingsgate Retail Park offering high street shopping and the town boasts a wide and varied range of amenities including schools both primary and secondary, several Sports Centres, swimming pools, and major road and rail links linking West Central Scotland and beyond.

Measurements

Lounge/dining room	21'3" x 10'9"	Bedroom	12'1" x 10'5"
Kitchen	10'9" x 8'10"	Bedroom	8'6" x 7'6"
Bedroom	15'5" x 8'10"	Bathroom	6'2" x 5'10"

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For more information or to advise your interest please contact:

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Tel: 01355 571 883
Email: 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.



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