

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



Clamps Terrace, St Leonards, East Kilbride, G74 2HA

Joyce Heeps Homes are delighted to market this extended three-bedroom villa with garage and parking to rear set in a desirable private pocket. Although requiring modernisation, the property is close to highly regarded schools, regular bus services, Calderglen Country Park and sports and recreational facilities.



Features

Garage & parking to rear

Kitchen/dining room

Spacious lounge

Family room

Downstairs Shower room

Gas central heating

Double glazing

Close to highly regarded schools

Close Calderglen Country Park

Within easy reach of Town Centre,
Village & regular bus services

East Kilbride's Local Estate Agent

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

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**Joyce Heeps
HOMES**

01355 571883

Description

Set within a desirable private pocket is this extended three-bedroom terraced villa with garage and parking to rear.



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The property offers spacious accommodation but requires renovation.



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The property comprises on the ground level of the sun porch, spacious lounge, kitchen with separate dining area, family room, and shower room.



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



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The property has extensive storage throughout, and the loft can be accessed from the upper landing.



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The council tax band is E

Location

The property is in a highly desirable pocket within St Leonards, close to Calderglen Country Park, highly regarded primary and secondary schools, and sports and recreational facilities. The area is within easy reach of East Kilbride Town Centre, Village, and Kingsgate Retail Park. There are regular bus and rail services connecting to Glasgow City Centre and other destinations throughout west and central Scotland, as well as access to Central Scotland's motorway networks, making this a popular area for commuters.



Measurements

Lounge	21'9" x 10'5"	Bedroom	12'6" x 10'0"
Kitchen	11'10" x 10'9"	Bedroom	9'0" x 12'11"
Dining area	9'1" x 10'10"	Bedroom	7'9" x 8'2"
Family room	11'7" x 10'1"	Bathroom	5'5" x 6'4"
Shower room	4'2" x 4'10"		

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For more information or to advise your interest please contact:

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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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