

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



## **Talbot, Calderwood, East Kilbride, G74 3NN**

Joyce Heeps Homes are delighted to market this one-bedroom second floor flat with UPVC double-glazing and security entry which is an ideal opportunity for a 1st time buyer or investor. It is close to Calderglen, all local amenities, regular bus services and within easy reach of East Kilbride Town Centre, Village and Kingsgate Retail Park.



### **Features**

New UPVC double-glazing

Gas central heating

Modern kitchen & bathroom

Security entry

Freshly decorated

Ample parking

Close to local amenities

Regular bus services

Within easy reach of Town Centre,  
Village and 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)

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



### **Description**

Situated close to all major bus routes and all local amenities is this one bedroom second floor flat with many features listed.



**East Kilbride's Local Estate Agent**

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



**Joyce Heeps Homes Ltd**

E.K. Business Park  
14 Stroud Road  
East Kilbride  
G75 0YA



**Joyce Heeps  
HOMES**

01355 571883

It comprises of the hallway with ample storage, spacious lounge overlooking the front of the property, fitted kitchen, double bedroom with ample storage and family bathroom.



**East Kilbride's Local Estate Agent**

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

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



The property it is decorated throughout in neutral tones and further benefits from being in an externally refurbished building, has gas centra heating, new UPVC double glazing and has security entry.



**East Kilbride's Local Estate Agent**

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

**Joyce Heeps Homes Ltd**

E.K. Business Park  
14 Stroud Road  
East Kilbride  
G75 0YA

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

The property lies within Calderwood close to Calderglen and allowing access to East Kilbride's Town Centre and Kingsgate Retail Park. There are regular bus services close by connecting to Glasgow and other destinations throughout West and Central Scotland and East Kilbride has an impressive range of entertainment and sporting facilities. The area allows easy access to the M74, M77 and M8 motorway networks, making the area popular with commuters.

**Measurements**

Lounge	15'3" x 11'	Bedroom	12' x 9'8"
Kitchen	8'9" x 8'7"	Bathroom	7' x 5'4"

**East Kilbride's Local Estate Agent**

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

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



## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

**Joyce Heeps Homes Ltd**  
**East Kilbride Business Park**  
**Stroud Road**  
**East Kilbride**  
**G75 0YA**

**Tel: 01355 571 883**  
**Email: [joyce@joyceheepshomes.co.uk](mailto: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.



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

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