

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



Bute, St Leonards, East Kilbride, G74 2AZ

Joyce Heeps Homes are delighted to market this well-maintained three-bedroom detached villa with conservatory and garage. It is set in a desirable pocket close to Calderglen, highly regarded schools, sports and recreational facilities, shops, and regular bus services.



Features

Garage & parking to rear

Re-rough cast

Kitchen including integrated appliances

Downstairs shower room

Stylish shower room on upper floor

Gas central heating & double-glazing

Close to Calderglen, primary and secondary schools & sports & recreational facilities

Regular bus services

Within easy reach of The Village, Town Centre, and Kingsgate Retail Park

East Kilbride's Local Estate Agent

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

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Description

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



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**Joyce Heeps
HOMES**

01355 571883

It comprises on the ground level of the entrance vestibule, spacious lounge, open plan kitchen/dining room, conservatory, and shower room. The well-equipped kitchen has high gloss cabinets and includes the integrated electric oven, ceramic hob, microwave, slimline dishwasher, fridge freezer and washing machine.



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The downstairs shower room has a shower enclosure with electric shower, and tiling to the walls and floor.



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The upper level comprises of three well-proportioned bedrooms all with fitted wardrobes, and the stylish shower room.



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The stylish shower room has a shower enclosure with thermostatic rainwater shower, vanity storage, and heated towel rail.



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



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The property is set within well stocked gardens to the front and rear. The front garden has loose chips and a selection of mature plants and shrubs.



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The very private enclosed rear garden is laid to lawn, has a timber decked patio area, loose chips, and a selection of mature plants and shrub. It is surrounded by timber perimeter fencing and has a gate leading to the driveway and garage.



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The council tax band is E

Location

The property is within the highly desirable Calderglen - St Leonards area convenient for both primary and secondary schools, sports and recreational facilities, Town Centre 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.

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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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