

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



Griffon Crescent, Merlin Gardens, East Kilbride, G74 4FT

Joyce Heeps Homes are delighted to market "The Invercauld", a four-bedroom detached villa with driveway and integral garage built by "Barratt Homes". It is set within Merlin Gardens, close to Kingsgate Retail Park, regular bus services, and the motorway network.



Features

Monobloc driveway

Integral garage

Open kitchen/dining area including integrated appliances.

Utility room

Cloaks WC

En Suite shower room

Family bathroom

Gas central heating

UPVC double-glazing

Solar Panels

East Kilbride's Local Estate Agent

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

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Description

Set within Merlin gardens and maintained to the highest standard is "The Invercauld", a four-bedroom detached villa with many features listed.



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**Joyce Heeps
HOMES**

01355 571883

The property is a credit to the current owners and comprises on the ground level of the welcoming hallway, spacious lounge overlooking the front, open plan kitchen/dining area, utility room, and cloaks WC.



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The kitchen overlooks and leads to rear garden, has high gloss cabinets and includes many integrated appliances.



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The utility room has space for the freestanding washing machine and tumble dryer and leads to the downstairs cloaks W.C.



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The upper level comprises of 4 well-proportioned bedrooms, the En-suite shower room, and stylish family bathroom with thermostatic shower over the bath and glass screen.



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



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The front garden is laid to lawn with monobloc driveway. The sunny enclosed rear garden is laid to lawn, it is surrounded by timber perimeter fencing with gate at side leading to the monobloc driveway.



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The council tax band is F

Location

The property is within the desirable Merlin Gardens development, convenient for East Kilbride Train Station, regular bus services, and the motorway network. It is within easy reach of primary and secondary schools, sports and recreational facilities, East Kilbride Town Centre, Village and Kingsgate Retail Park.



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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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