

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



Scalpay, St Leonards, East Kilbride, G74 2BU

Joyce Heeps Homes are delighted to market this very well maintained three-bedroom semi-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
Newly fitted kitchen to include integrated appliances
New downstairs Cloaks/WC
New stylish family bathroom
New UPVC double glazing

Gas central heating (3 years old)
Close to Calderglen, primary and secondary schools & sports & recreational facilities
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

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



Description

This three-bedroom semi-detached villa has been upgraded to the highest standard and is in a desirable pocket. It is a credit to the current owners with many features listed.



East Kilbride's Local Estate Agent

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

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



East Kilbride's Local Estate Agent

www.joyceheepshomes.com
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
on the
ground level
of the
welcoming
entrance
hallway,
spacious
lounge/
dining area,
downstairs
cloaks/ w.c.,
and newly
fitted stylish
kitchen which
gives access
to the
conservatory.



East Kilbride's Local Estate Agent

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

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



East Kilbride's Local Estate Agent

www.joyceheepshomes.com
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 upper level comprises of three well-proportioned bedrooms all with ample storage, and the newly fitted stylish family bathroom.



East Kilbride's Local Estate Agent

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



East Kilbride's Local Estate Agent

www.joyceheepshomes.com
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 property is set within well stocked gardens to the front and rear. The front & side garden is laid to lawn with a loose chip border.



East Kilbride's Local Estate Agent

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

Joyce Heeps Homes Ltd

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



01355 571883

The very private enclosed rear garden is laid to lawn, has patio area, loose chips, and a selection of mature plants and shrubs.



East Kilbride's Local Estate Agent

www.joyceheepshomes.com
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 is surrounded by timber perimeter fencing and has a gate leading to the parking and garage.



East Kilbride's Local Estate Agent

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

Joyce Heeps Homes Ltd

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



01355 571883

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.



East Kilbride's Local Estate Agent

www.joyceheepshomes.com
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

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
info@joyceheepshomes.co.uk