

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



## **Larkspur Drive, Stewartfield, East Kilbride G74 4TD**

Joyce Heeps Homes are delighted to market this 4/5 bedroom detached villa with conservatory offers spacious and flexible accommodation and in a highly desirable area. It is convenient for highly regarded schools, East Kilbride Train Station, Town Centre, Village and Kingsgate Retail Park.



### **Features**

Garage conversion/5th bedroom  
Conservatory  
Modern kitchen including integrated appliances  
Utility room  
Cloaks WC

Modern family bathroom with  
thermostatic shower over the bath  
En suite shower room  
Gas central heating & UPVC double-glazing  
Convenient for Train Station, Village,  
Town Centre & 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)

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### **Description**

This spacious 4/5 bedroom detached villa is in a desirable area, is well maintained throughout and has many features listed.



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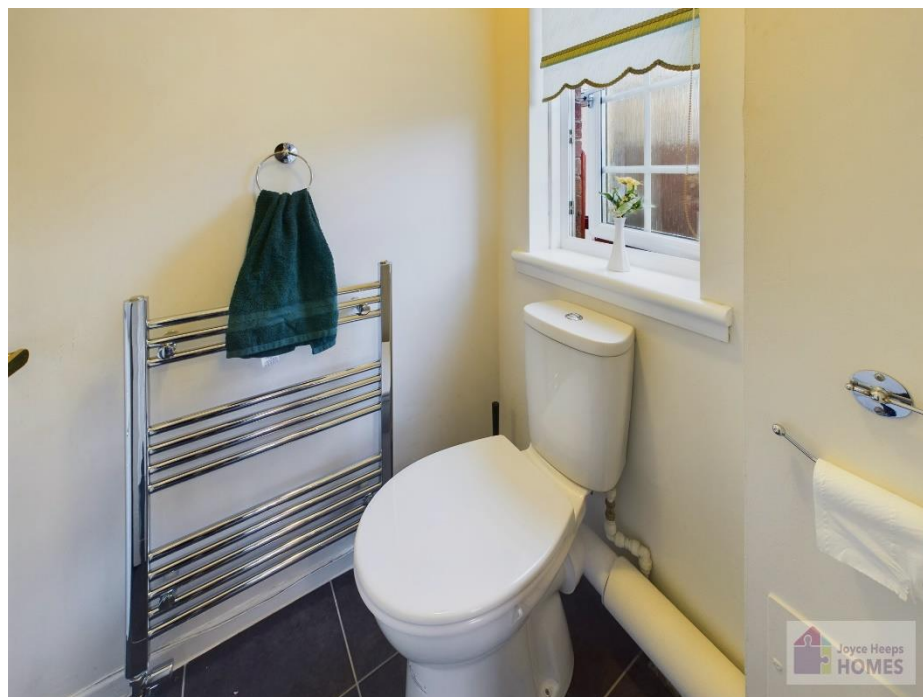
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01355 571883

The ground floor comprises of the hallway, spacious lounge with box bay window, dining area leading to the conservatory, family room/5th bedroom, modern fitted kitchen, utility room and Cloaks WC.



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The kitchen has white shaker style cabinets. It includes the integrated double oven, five burner gas hob, microwave, American style fridge freezer, and has space for freestanding appliances.



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The upper level comprises of four well-proportioned bedrooms, the modern family bathroom, and En suite shower room.



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The family bathroom has tiling to the walls and floor, a thermostatic shower over the bath, and heated towel rail.



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The property is decorated throughout in neutral tones, there is ample storage, and the partially floored loft is accessed from the upper landing.



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The front garden is laid to lawn with mature shrubs and has a monobloc driveway for two cars. The sunny rear garden is laid to lawn, has paved patio areas, a loose chip border and is surrounded by timber perimeter fencing.



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**The council tax band is E**

**Location**

The property is set within the desirable Stewartfield area close to the James Hamilton Heritage Loch. It is convenient for highly regarded schools, East Kilbride Train Station, Village, Town Centre and Kingsgate Retail Park offering shopping, entertainment, and sporting facilities. The town also boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.

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## **Joyce Heeps Homes Ltd.**

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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