

#### Glen Derry, St Leonards, East Kilbride, G74 2JD

Joyce Heeps Homes are delighted to market this 3-bedroom detached bungalow with sunroom and monobloc driveway leading to the double garage. It is set within landscaped gardens within a highly desirable Calderglen area, close to primary and secondary schools, sports and recreational facilities and regular bus services in and around the central belt.



#### Features

Multiple car drive & double garage water and electricity supply

Private landscaped gardens

Sunroom

Stylish family bath/shower room

UPVC double-glazing & Gas central heating

Breakfasting kitchen including integrated appliances

Formal dining room

3 double bedrooms & office/study & En suite WC

Close to primary & secondary schools

Regular bus services & within easy reach of Town Centre, Village and Kingsgate Retail Park

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

E.K. Business Park 14 Stroud Road East Kilbride G75 OYA



#### Description

Set in this highly desirable pocket adjacent to Calderglen is this very well maintained 3 bedroom detached bungalow with many features listed.





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

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



It comprises of the welcoming hallway, spacious lounge, formal dining room, breakfasting kitchen, sunroom, three double bedrooms, En suite WC, office/study, and stylish family bath/shower room.





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

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



The

breakfasting kitchen overlooks the rear garden, it is accessed from the hallway and the formal dining room. It includes the integrated double electric oven, dishwasher, and has space for all freestanding appliances.





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



### The family bath/shower room has a four-piece suite and a corner shower cubicle with thermostatic shower.

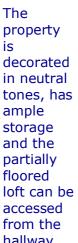


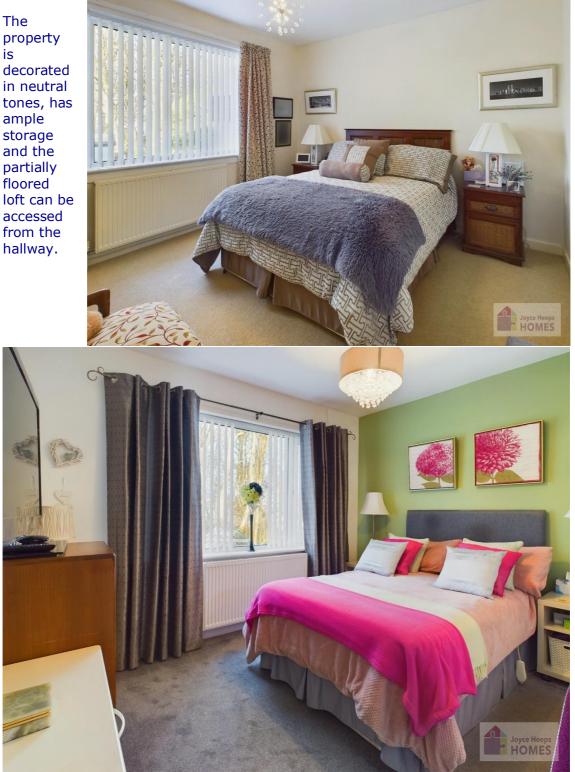
### **East Kilbride's Local Estate Agent**

**Joyce Heeps Homes Ltd** E.K. Business Park

14 Stroud Road East Kilbride G75 0YA







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

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



The property is set within extensive well stocked, mature, landscaped front, side and rear gardens adjacent to Calderglen, and there is a multiple car driveway leading the double HOMES garage.

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

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







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



#### The council tax band is G

#### Location

The property lies within the highly desirable Calderglen area of St Leonards convenient for excellent primary and secondary schools, all local amenities and regular bus services. Kilbride Town Centre and Kingsgate retail park offers high street shopping, and the town offers entertainment, and sporting facilities all of which are easily accessible from the St Leonards/Calderglen area. The area is within easy reach of East Kilbride Train Station and the motorway network making it ideal for commuters.



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





#### 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 OYA

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**