

Clamps Wood, St Leonards, East Kilbride, G74 2HB

Joyce Heeps Homes are delighted to market this substantially extended 5 bed/4 public room semi-detached villa set in a desirable private pocket. It offers flexible accommodation, is very well maintained and close to East Kilbride Town Centre, Village, Train Station, regular bus services, highly regarded schools, and sports and recreational facilities.



Features

Monobloc driveway

Spacious lounge, dining room, family room, office,

Open plan breakfasting kitchen

Utility room

Cloaks WC, Luxury family bathroom & En suite bath/shower room

5 double bedrooms

Gas central heating & UPVC double-glazing

Close to highly regarded schools

Close Calderglen Country Park

Within easy reach of Town Centre, Village & regular bus services

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

Description

Set within a desirable private pocket and maintained to a very high standard is this substantially extended 5 bed/4 public room semi-detached villa with many features listed.



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The ground floor comprises of the welcoming entrance hallway, bright and spacious lounge, formal dining room (currently playroom), breakfasting kitchen, utility room, family room, office, and Cloaks WC.



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The
breakfasting
kitchen
overlooks
and leads to
the rear
garden and
leads to the
utility room.



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It has oak effect shaker style cabinets and has space for all freestanding appliances.



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The stairway gives way to five well-proportioned double bedrooms, the luxury family bathroom. The En suite shower room is accessed from the main bedrooms and from the upper landing.



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The stylish family bathroom has a contemporary feel. It has a rainwater and riser shower over the bath and glass screen, vanity storage, a heated towel rail and tiling to the walls and floor.



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The En suite shower room has a shower enclosure with electric shower, vanity storage, a heated towel rail, partial tiling to the walls, and ceramic floor tiles.



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The property is decorated throughout in neutral tones, there is extensive storage throughout, and two lofts both accessed from the upper landing.



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The front garden is laid to lawn with a monobloc driveway and gate to the side leading to the private enclosed rear garden. The rear garden is laid mainly to lawn, has a slab patio area, and is surrounded by timber perimeter fence.

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The council tax band is E

Location

The property is in a highly desirable pocket within St Leonards, close to Calderglen Country Park, highly regarded primary and secondary schools, and sports and recreational facilities. The area is within easy reach of East Kilbride Town Centre, Village, 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, making this a popular area for commuters.



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For more information or to advise your interest please contact:

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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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