

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



## **Lomond, Valleyfield, East Kilbride, G75 0BP**

Joyce Heeps Homes are delighted to market this three-bedroom semi-detached villa with integral garage, driveway and many features listed. It is set within the private Valleyfield development and upgraded to a very high standard, convenient for all local amenities including primary and secondary schools, sports and recreational facilities, and regular bus services.



### **Features**

Monobloc driveway & integral garage  
Open plan kitchen/dining room  
including integrated appliances  
Utility room with door to garage  
Gas central heating  
UPVC double-glazing

Easily maintained gardens to front  
and rear  
Convenient for primary and secondary  
schools  
Regular bus services

## **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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**Joyce Heeps  
HOMES**

01355 571883

**Description**

Set within the private Valleyfield development is this three-bedroom semi-detached villa with driveway, integral garage and many features listed.



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The ground level comprises on the ground level of the hallway, spacious lounge, open plan kitchen/dining room, and utility room leading to the integral garage.



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The open plan kitchen/dining room has contemporary style cabinets and includes the integrated electric oven, microwave, and ceramic hob. It overlooks and leads through French doors to the rear garden and leads to the utility room.



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The upper level comprises of three well-proportioned bedrooms, all with fitted wardrobes, and stylish shower room.



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The shower room has a shower enclosure with fixed glass screen, a riser and rainwater shower, vanity storage, a heated towel rail and has tiling to the walls and floor.



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The property is tastefully decorated in neutral tones, 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 leading to the integral garage. The rear garden is laid to lawn with a composite decked patio area and is surrounded by timber perimeter fencing.



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**The council tax band is D**

**Location**

The property lies within the private Valleyfield area of East Kilbride. The area allows access to East Kilbride's Town Centre and Kingsgate Retail Park. There are regular bus services connecting to Glasgow and other destinations throughout West and Central Scotland and an impressive range of entertainment and sporting facilities. East Kilbride 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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**Stroud Road**  
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**Tel: 01355 571 883**  
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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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