

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



Sandalwood Avenue, Stewartfield, East Kilbride, G74 4UX

Joyce Heeps Homes are delighted to market this four-bed/3public room detached villa situated in a highly desirable pocket and maintained and upgraded throughout to the highest standard. It is convenient for highly regarded schools, East Kilbride Train Station, Town Centre, Village and Kingsgate Retail Park.



Features

3 public rooms

Conservatory

Well-equipped kitchen including
integrated appliances

Utility room

Cloaks WC

Luxury family bathroom with separate
shower enclosure

Stylish 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
info@joyceheepshomes.co.uk

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Description

This 4 bed/3 public room detached villa is in a desirable area close to the James Hamilton Heritage Loch. It is a credit to the current owners, having been maintained and upgraded throughout to a very high standard.



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The ground level comprises of the welcoming hallway, spacious lounge with bay window, modern and well-equipped kitchen, utility room, dining room, family room, conservatory and Cloaks WC.



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The kitchen has contemporary style cabinets, contrasting worksurface and includes the integrated electric oven, five burner gas hob, dishwasher, and has space for the freestanding fridge freezer.



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The upper level comprises of four well-proportioned bedrooms, the stylish En suite shower room, and luxurious family bath/shower room.



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The luxurious family bath/shower room has a separate shower enclosure with thermostatic riser shower, a heated towel rail and tiling to the walls and floor.



The stylish En suite shower room has a shower enclosure with thermostatic rainwater and riser shower, a heated towel rail, and tiling to the walls and floor.

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The property is decorated throughout in neutral tones, there is ample storage, and the loft is accessed by way of a pull-down ladder from the 3rd bedroom.



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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, loose chip borders and is surrounded by timber perimeter fencing.



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The council tax band is F

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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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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