

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



## **Calderglen Road, St Leonards, East Kilbride, G74 2LQ**

Joyce Heeps Homes are delighted to market this spacious four-bedroom semi-detached villa with integral garage set in a highly desirable pocket close to Calderglen, all local amenities and regular bus services. The property requires renovation throughout which is reflected in the price.



### **Features**

Desirable area  
Driveway & integral garage  
Spacious lounge/dining room  
Family bathroom & Cloaks WC  
Four double bedrooms

Gas central heating  
Close to Calderglen  
Close to highly regarded schools  
Convenient for Town Centre,  
Kingsgate Retail Park, and Village

## **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 four-bedroom semi-detached villa with integral garage and driveway requires renovation which is reflected in the price.

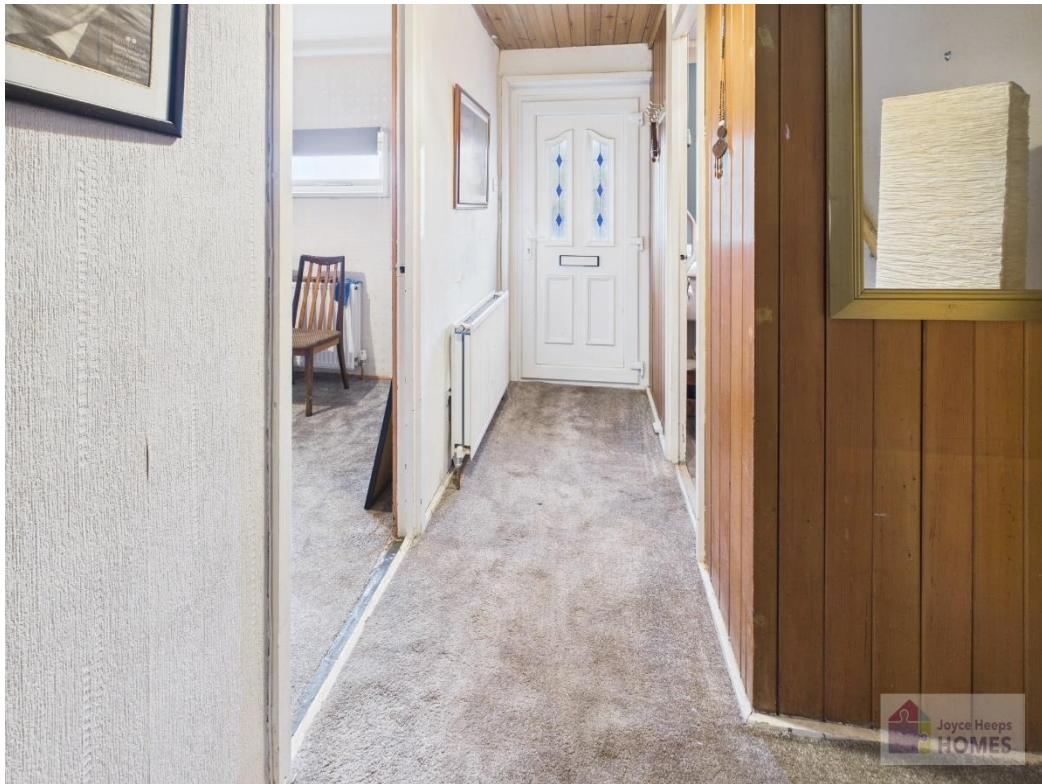


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**Joyce Heeps  
HOMES**

01355 571883

The ground floor comprises of the hallway, spacious lounge/dining room overlooking the rear garden, kitchen, Cloaks WC, and bedroom/office.



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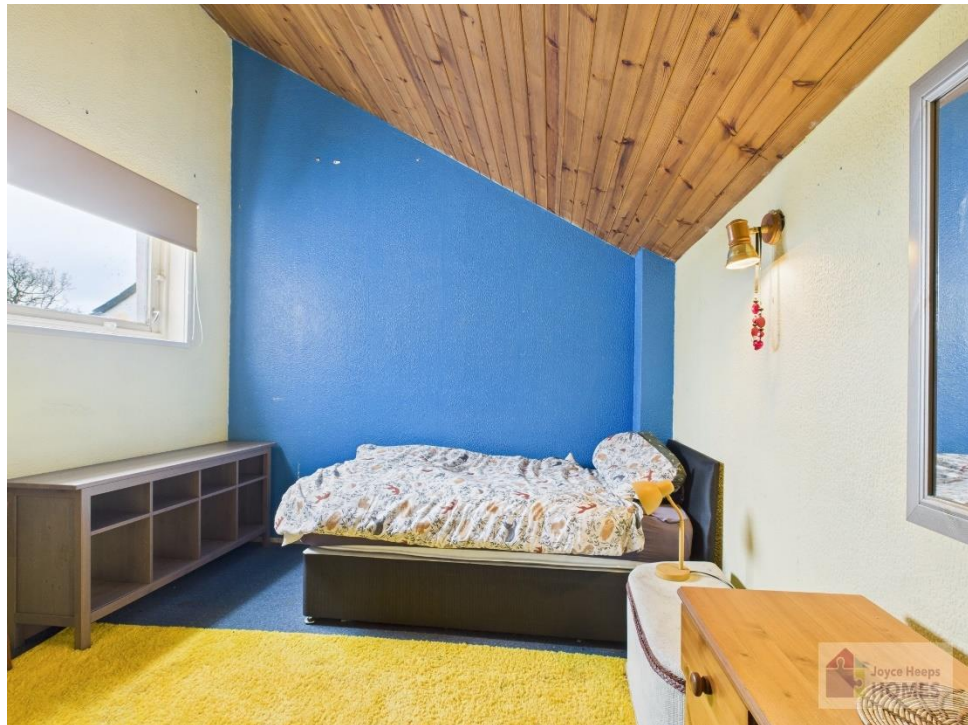
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The upper level comprises of three further double bedrooms, and family bathroom.



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It is set within garden to the front and rear and has a driveway leading to the integral garage.



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**The council tax band is E**

**Location**

St Leonards is close to all local amenities, highly regarded primary and secondary schools, sports and recreational facilities. There are regular bus services and is within easy reach of East Kilbride Train station, transport links both bus and rail, and the motorway network linking west central Scotland. East Kilbride Town Centre and Kingsgate Retail Park, Village and Train Station are within walking distance offering high street shopping, entertainment, and sporting facilities.

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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**East Kilbride Business Park**  
**Stroud Road**  
**East Kilbride**  
**G75 0YA**

**Tel: 01355 571 883**  
**Email: [joyce@joyceheepshomes.co.uk](mailto: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.



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