

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



Bute, St Leonards, East Kilbride, G74 2AZ

Joyce Heeps Homes are delighted to market this three-bedroom semi-detached villa with garage and parking to rear, set within a highly desirable pocket and maintained to the highest standard. It is close to all amenities, highly regarded schools, sports and recreational facilities, regular bus services, and the motorway network.



Features

Garage with remote control door
Spacious lounge/dining room
Well equipped kitchen including integrated appliances
Stylish shower room
Pull down loft ladder to fully floored loft

UPVC double-glazing & gas central heating
Close to Calderglenn
Close to highly regarded schools
Regular bus services

East Kilbride's Local Estate Agent

www.joyceheepshomes.com
info@joyceheepshomes.co.uk

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Description

This three-bedroom semi-detached villa is a credit to the current owners. It is situated in a highly desirable pocket close to Calderglen, highly regarded schools and all local amenities.



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The ground floor comprises of the hallway, spacious lounge/dining room, and very well- equipped kitchen.



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The kitchen has high gloss white cabinets, contrasting worksurface and includes the integrated electric oven, microwave, induction hob, fridge freezer, washing machine and dishwasher.



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



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The stylish shower room has a walk-in shower enclosure with thermostatic shower and fixed glass screen, vanity storage, and has tiling to the walls and floor.



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**Joyce Heeps
HOMES**

01355 571883

The property is decorated throughout in neutral tones, has ample storage and the fully floored loft can be accessed by way of a pull-down ladder.



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The front garden has a mature plants and shrubs, concrete path and patio area and leads through the timber gate to the side and rear garden. The side and rear garden has loose chips and slab patio areas, it is surrounded by timber perimeter fencing and has gate to the garage and parking area.



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The council tax band is E

Location

The property lies within the highly desirable Calderglen area which is well connected to the wider East Kilbride area and Glasgow City Centre via regular bus services. East Kilbride's town centre, Kingsgate Retail Park and Village is easily accessible offering high street 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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