

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



## **Blackbraes Avenue, Calderwood, East Kilbride, G74 3BD**

Joyce Heeps Homes are delighted to market this spacious two-bedroom first floor executive apartment, built by "Persimmon Homes" with sun balcony and many features listed. It is convenient for all local amenities, Town Centre, Kingsgate Retail Park, regular bus services and the motorway network.



### **Features**

- |                            |   |
|----------------------------|---|
| Private parking            | Security entry                            |
| Carpeted communal stairway | Ensuite shower room & Stylish bathroom    |
| Open plan lounge/kitchen   | Gas central heating & UPVC double-glazing |
| Freshly decorated          | Convenient for the motorway network       |
| New carpets                |   |

## **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 stylish executive apartment is a credit to the current owner and would make an ideal first time buy or for someone looking to downsize.



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**Joyce Heeps  
HOMES**

01355 571883

It is accessed via the carpeted communal stairway and comprises of the welcoming entrance hallway, open plan lounge/kitchen, two double bedrooms both with fitted wardrobes, ensuite shower room, and stylish bathroom.



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The ensuite shower room has a thermostatic shower and vanity storage, and the family bathroom has a hand-held shower over the bath and vanity storage.



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The property is freshly decorated in neutral tones throughout, has gas central heating, UPVC double-glazing, security entry and private parking.



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**The council tax band is D**

#### **Location**

The property is within a private development within Calderwood conveniently located for all local amenities, excellent primary and secondary schooling. East Kilbride's town centre offers extensive high street shopping, there are bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland and an impressive range of entertainment and sporting facilities are available.



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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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

**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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