

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



## **Loch Torridon, St Leonards, East Kilbride, G74 2EU**

Joyce Heeps Homes are delighted to market this substantially extended 4-bedroom semi-detached villa, set in a desirable private pocket and upgraded throughout to the highest standard. It is within easy reach of East Kilbride Town Centre, Village, Train Station, regular bus services, highly regarded schools, and sports and recreational facilities.



### **Features**

Garage and Parking to rear  
Spacious lounge, (downstairs bedroom)  
Family room with bi-fold doors to the rear garden  
Well-equipped breakfasting kitchen (with walk-in pantry)  
Formal dining area  
Utility room & Cloaks WC

Manicured easily maintained gardens to the front and rear  
Luxury family bath/shower room with spa bath  
Main bedroom with dressing area and fitted wardrobes  
Within easy reach of Town Centre, Village & 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)

**Joyce Heeps Homes Ltd**

E.K. Business Park  
14 Stroud Road  
East Kilbride  
G75 0YA

**Joyce Heeps  
HOMES**

01355 571883

**Description**

Set within a desirable private area is this substantially extended 4-bedroom semi-detached villa. The property is a credit to the current owner, it is maintained and upgraded both internally and externally to the highest standard.



## East Kilbride's Local Estate Agent

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



**Joyce Heeps Homes Ltd**

E.K. Business Park  
14 Stroud Road  
East Kilbride  
G75 0YA



**Joyce Heeps  
HOMES**

01355 571883

The property comprises on the ground level of the welcoming hallway, spacious lounge (downstairs bedroom), very well-equipped breakfasting kitchen, utility room, dining area, and family area with bi-fold doors to the rear garden, and Cloaks WC.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



The kitchen is open to the dining area and family room. It has contemporary style cabinets, quartz worksurface and breakfast bar, and stainless-steel inset sink.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



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



It includes the integrated double electric oven, five burner gas hob, dishwasher, and American style fridge freezer, and further benefits from having a walk-in pantry.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



The utility room has space for freestanding washing machine and dryer, and further storage.



The cloaks WC which has been recently replaced has high quality fittings, vanity storage, and heater towel rail.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



**Joyce Heeps Homes Ltd**

E.K. Business Park  
14 Stroud Road  
East Kilbride  
G75 0YA



**Joyce Heeps  
HOMES**

01355 571883

The stairway in the hall leads to three well-proportioned double bedrooms, the main bedroom has dressing area, and the luxurious family bath/shower room.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



The family bath/shower room has a spa bath, a walk-in shower enclosure with thermostatic riser and rainwater shower and fixed glass screen, vanity drawer storage, and tiling to the wall and floor.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



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



The property is tastefully decorated throughout, has ample storage and the loft can be accessed by way of a pull-down ladder from the upper landing.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



The front garden has raised planted borders containing mature plants and shrubs, artificial lawn for easy maintenance, and slab pathway and patio areas.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



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



The sunny hard-landscaped rear garden has slab patio areas, it is surrounded by timber perimeter fence with gate leading to the parking area and garage.



**East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

**Joyce Heeps Homes Ltd**

E.K. Business Park  
14 Stroud Road  
East Kilbride  
G75 0YA



**The council tax band is E**

**Location**

The property is in a highly desirable pocket within St Leonards, close to Calderglen Country Park, highly regarded primary and secondary schools, and sports and recreational facilities. The area is within easy reach of East Kilbride Town Centre, Village, and Kingsgate Retail Park. There are regular bus and rail services connecting to Glasgow City Centre and other destinations throughout west and central Scotland, as well as access to Central Scotland's motorway networks, making this a popular area for commuters.

## East Kilbride's Local Estate Agent

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)



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



## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

**Joyce Heeps Homes Ltd**  
**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.



## **East Kilbride's Local Estate Agent**

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)