

## **Borthwick Drive, Gardenhall, East Kilbride G75 8YR**

Joyce Heeps Homes are delighted to market this substantially extended four-bedroom detached villa situated within a highly desirable area, with integral garage and electric car charging point, and many features listed. It is close to Hairmyres Train Station and within the catchment for the highly regarded Mossneuk Primary School.



### **Features**

Close to Hairmyres Train Station & regular bus services

Substantially extended 4-bedroom detached villa with to the loft

Multiple car driveway, integral garage, & electric car charger

Well-equipped breakfasting kitchen including integrated appliances.

Formal dining room, and family room overlooking the rear garden

Bedroom 1 leading to the En suite shower room

Luxurious family bath/shower room

Landscaped gardens & outside water supply

Within the catchment for Mossneuk Primary School

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

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**Joyce Heeps Homes Ltd**  
E.K. Business Park  
14 Stroud Road  
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### **Description**

This substantially extended four-bedroom detached villa is a credit to the current owners. It is maintained both internally and externally to the highest standard and set within landscaped gardens.



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**Joyce Heeps  
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It comprises on the ground level of the entrance porch, welcoming hallway, spacious lounge overlooking and leading to the rear garden, formal dining room, and the very well-equipped breakfasting kitchen/ office space.



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# Joyce Heeps HOMES

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The breakfasting kitchen/ office space is open to both the lounge, and the formal dining-room making it ideal for entertaining. It has shaker style cabinets, contrasting worksurface and includes the range style cooker with 2 ovens, grill and 5 gas burners, American style fridge freezer, and has space for all freestanding appliances.



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The stairway in the hall gives way to four well-proportioned bedrooms, the En suite shower room, and the luxurious bath/shower room.



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The luxurious bath/shower room has high quality fittings to include the vanity storage, twin sinks, bath with handheld shower, corner shower enclosure with rainwater and riser shower, and vertical radiator.



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The En suite shower room has a shower enclosure with electric shower and fixed glass screen, vanity storage, a heated towel rail, and has tiling to the walls and floor.



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The property is tastefully decorated throughout in neutral tones, has ample storage. There are two lofts one accessed by way of a pull-down ladder from the upper landing, and the second accessed from the family bath/shower room.



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The front garden is laid to lawn with a multiple car driveway leading to the integral garage. There is a door within the garage leading to the rear garden. The sunny landscaped rear garden is laid to lawn there are two timber decked patio areas, mature shrubs and is surrounded by timber perimeter fencing.



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**The council tax band is F**

### **Location**

The property is within the much sought after Gardenhall area, the elevated position of the property offers views over Ben Lomond, Eaglesham and the Campsie Hills. It is close to Hairmyres train station and St James's Retail Park, is convenient for primary and secondary schools and is within the catchment for the highly regarded, Mossneuk Primary School. The area is within easy reach of sports and recreational facilities and East Kilbride Town Centre and Retail Parks. There are regular bus services, and the area is well connected to Glasgow City Centre, and the motorway network.



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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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