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



### Vickers Place, Merlin Gardens East Kilbride, G74 4FW

Joyce Heeps Homes are delighted to market this immaculate four-bedroom detached villa with driveway and detached garage built by "Barratt Homes". Set within Merlin Gardens it is close to Kingsgate Retail Park, regular bus services, and the motorway network.



#### **Features**

Monobloc driveway
Detached garage
Open kitchen/dining room including
integrated appliances
Utility room
Cloaks WC

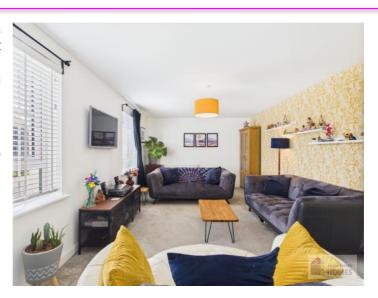
En Suite shower room & Family bathroom
Gas central heating & UPVC double-glazing
Freshly decorated
Landscaped rear garden

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Set within Merlin gardens and upgraded to the highest standard is this four-bedroom detached villa with many features listed.

The property is a credit to the current owners and comprises on the ground level of the hallway, spacious lounge, open kitchen/dining room, utility room, and cloaks WC.





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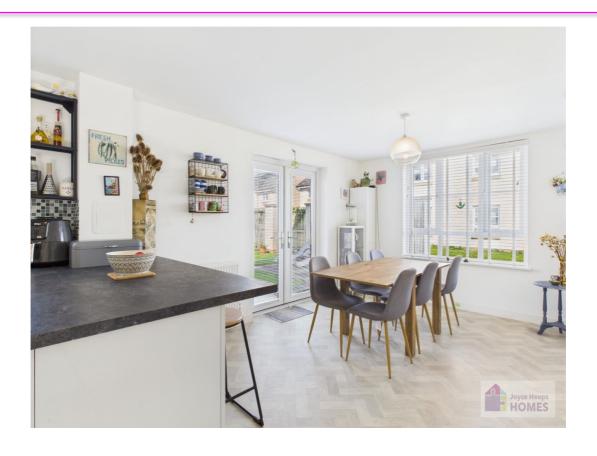
The stylish kitchen overlooks and leads to the rear garden and utility area , has high gloss units and includes many integrated appliances





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The upper level comprises of 4 well-proportioned bedrooms, the en-suite shower room, and stylish family bathroom with thermostatic shower over the bath and glass screen.





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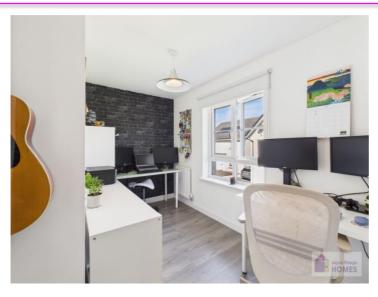


# **East Kilbride's Local Estate Agent**

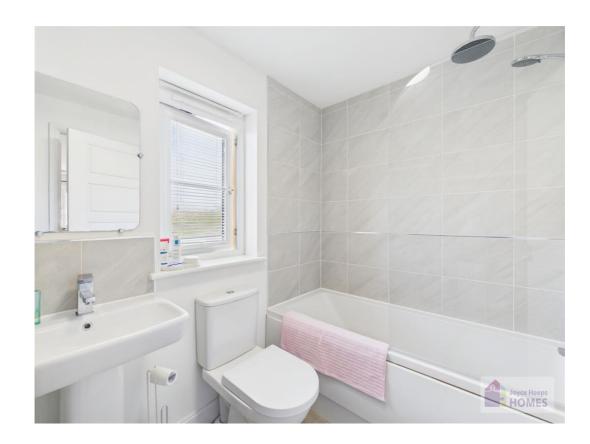
www.joyceheepshomes.com info@joyceheepshomes.co.uk

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The property is tastefully decorated in neutral tones, has ample storage and the loft can be accessed from the upper landing.



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The front garden has lawn with loose chips and mature plants, the side garden has monobloc driveway leading to the garage. The sunny rear garden has slabbed patio area, artificial lawn, raised decking area and is surrounded by timber perimeter fence.





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#### **Council Tax Band: F**

#### Location

The property is within the desirable Merlin Gardens development, convenient for East Kilbride Train Station, regular bus services, and the motorway network. It is within easy reach of primary and secondary schools, sports and recreational facilities, East Kilbride Town Centre, Village and Kingsgate Retail Park.



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**Living Room** 21'1" × 11'3" 6.45 × 3.45 m **Utility Room** 5'5" x 7'5" 1.66 x 2.27 m Ground Floor Building 1 Hallway 9'10" x 7'3" 3.01 x 2.23 m WC Kitchen/Dining 21'3" x 10'7" 6.48 x 3.25 m Garage 10'9" × 23'2" 3.28 × 7.07 mps **Bedroom** 10'8" x 11'6" 3.25 x 3.52 m **Bedroom** 10'3" x 11'6" 3.12 x 3.51 m Floor 1 Building 1 **Landing** 16'2" x 7'0" 4.94 x 2.15 m **Bedroom** 5'11" x 10'11" 1.82 x 3.33 m **Bedroom** 10'9" x 10'7" 3.29 x 3.25 m EnSuite 3'10" x 7'0" 1.19 x 2.16 n

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### Joyce Heeps Homes Ltd.

For more information or to advise your interest please contact:

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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.





