

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



Ermelo Gardens, Lindsayfield, East Kilbride, G75 9PD

Joyce Heeps Homes are delighted to market this very well maintained four-bedroom detached villa with integral garage which is an ideal opportunity for a young family. The area is within easy reach of Morrisons Superstore, family friendly pub, food outlets, primary and secondary schools and sports and recreational facilities.



Features

Monobloc driveway

Integral garage

Spacious lounge

Formal dining room

Modern kitchen including integrated appliances

Cloaks WC

Modern family bathroom

En suite shower room

Gas central heating & UPVC double-glazing

East Kilbride's Local Estate Agent

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

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**Joyce Heeps
HOMES**

01355 571883

Description

This four-bedroom-detached villa with integral garage is well maintained throughout and in an area popular with families.



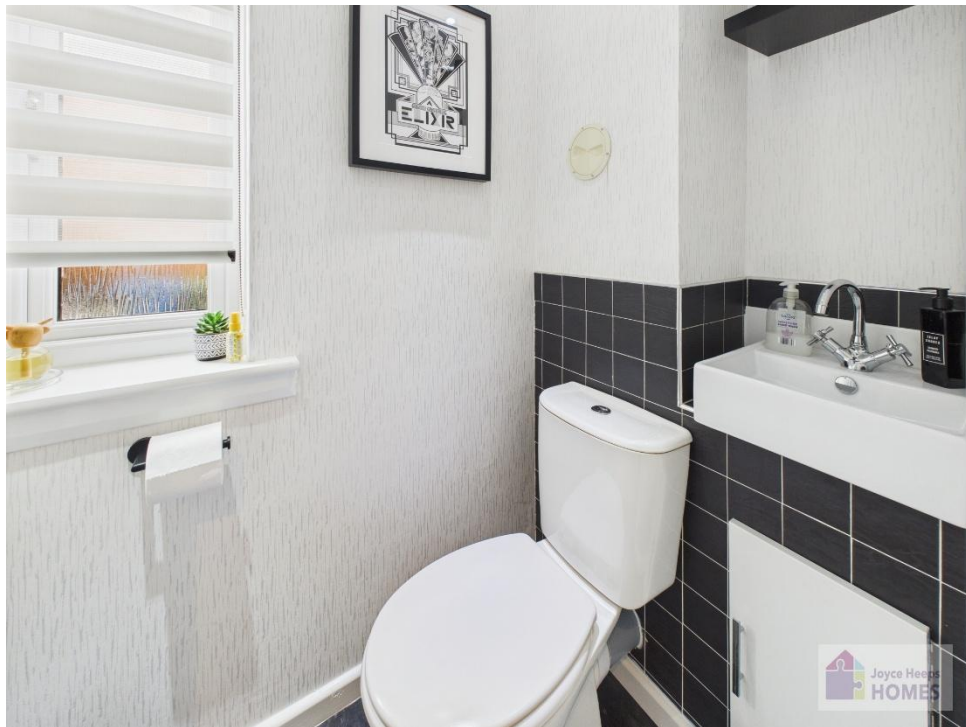
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The ground level comprises of the welcoming entrance hallway, bright and spacious lounge, formal dining room, fitted kitchen and Cloaks WC.



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The kitchen overlooks the rear garden and allows access to the integral garage, has white high gloss cabinets and includes the integrated electric oven, gas hob, and has space for all freestanding appliances.



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The stairway gives way to four well-proportioned bedrooms, master with the En suite shower room and modern family bathroom.



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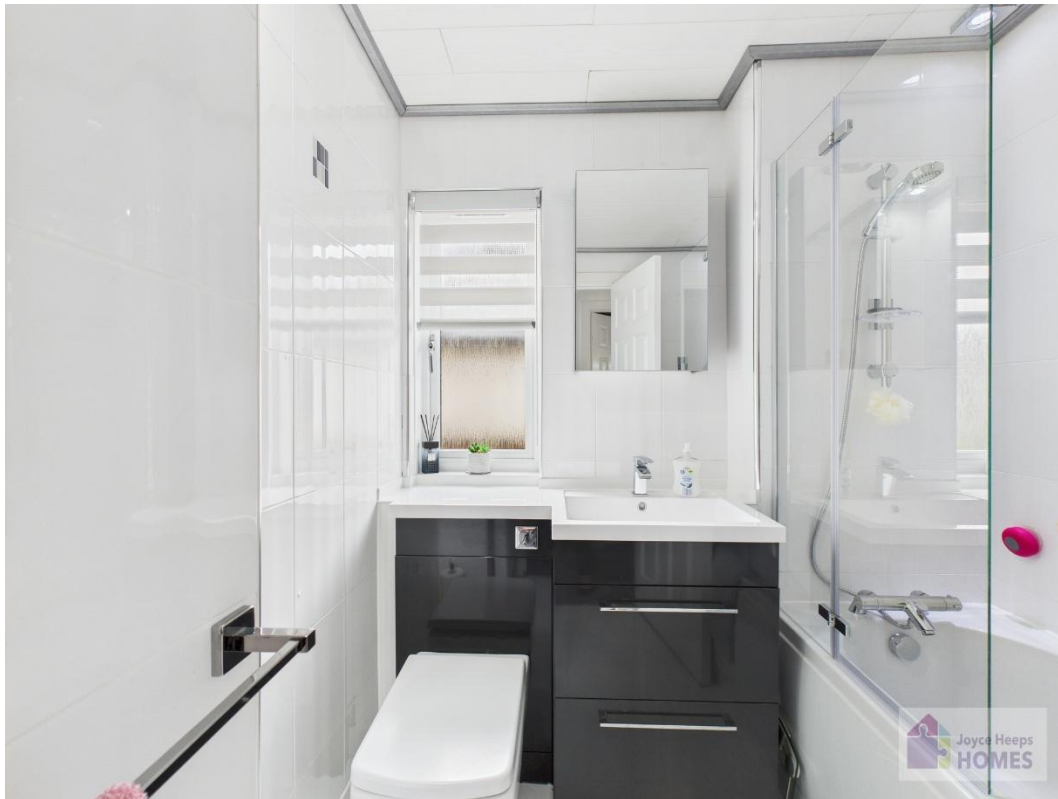
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The property has neutral décor throughout, ample storage, and the loft can be accessed from the upper landing.



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The front garden is laid to lawn with a monobloc driveway leading to the integral garage. The private enclosed side & rear garden is laid to lawn with patio area and is surrounded by timber perimeter fencing.



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The council tax band is F

Location

The property lies within Lindsayfield, which is increasingly popular with young families. There is a Morrisons Superstore, petrol-station, retail units and family friendly bar/ restaurant. It is within easy reach of both primary and secondary schools, East Kilbride has a wide range of entertainment and sporting facilities, retail shops, restaurants, and bars. It also offers excellent transport links with regular bus and rail services connecting to Glasgow City Centre and motorway links making it popular with commuters.



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For more information or to advise your interest please contact:

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Tel: 01355 571 883
Email: 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.



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