

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



## **Burns Park, Calderwood, East Kilbride, G74 3EG**

Joyce Heeps Homes are delighted to market this two-bedroom end terrace villa with driveway and garage. It is situated on the outskirts of Maxwellton Conservation Village, convenient for all local amenities, highly regarded schools, sports and recreational facilities, and East Kilbride Town Centre and Village.



### **Features**

Bright & spacious lounge  
Well equipped kitchen/utility room  
Two double bedrooms  
Ample storage  
Private enclosed rear garden

UPVC Double-glazing throughout  
Gas central heating  
Driveway & Garage  
Convenient for Town Centre, Village  
and Train Station

## **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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**Joyce Heeps  
HOMES**

01355 571883

**Description**

Situated close to Maxwellton Conservation Village is this rarely available two-bedroom end terraced villa with driveway and garage.



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The property requires some internal modernisation which is reflected in price and would make an ideal family home.



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The ground level comprises of the welcoming entrance hallway, bright and spacious lounge, fitted kitchen which overlooks the rear garden and utility room.



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The upper level comprises of two well-proportioned double bedrooms, both with ample storage and family bathroom.



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



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The front garden is laid to lawn with driveway at side leading to the detached garage. The very private enclosed rear garden is laid mainly to lawn with mature plants and shrubs, has slabbed patio, raised area with astro lawn and is surrounded by mature hedging.



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**The council tax band is C**

### **Location**

The property lies within a popular pocket on the outskirts of Maxwellton Conservation Village. It is convenient for highly regarded schools and East Kilbride's main shopping centre, Village and Kingsgate Retail Park. East Kilbride has an impressive range bars, restaurants and entertainment and sporting facilities all of which are within easy reach. This area also offers 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.



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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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**Tel: 01355 571 883**  
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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.



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