

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



## **Gullion Park, East Mains, East Kilbride, G74 4FD**

Joyce Heeps Homes are delighted to market this spacious 3/4-bedroom Townhouse with driveway and integral garage which is well maintained throughout. It is within easy reach of East Kilbride Train Station, Village, Town Centre, Kingsgate Retail Park, regular bus services, and the M77 and M74 motorway network.



### **Features**

Monobloc drive with Integral garage

Open plan kitchen/dining room including integrated appliances.

Family room/4th bedroom (ground level)

2 x WC

En suite shower room

Family bath/shower room

Gas central heating & UPVC double-glazing

Private rear garden

Convenient for East Kilbride Train Station

Close to major bus routes

## **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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### **Description**

This stylish 3/4-bedroom townhouse is situated within a private residential pocket offering spacious and flexible living over three levels.



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**Joyce Heeps  
HOMES**

01355 571883

The ground level comprises of the entrance hallway, family room/4th bedroom with French doors to the rear garden, utility room, Cloaks WC, and the integral garage can be accessed from the hallway.



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The 1st floor comprises of the spacious lounge, the open plan kitchen /dining room, and 2nd WC.



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The open plan kitchen/ dining room overlooks the front of the property and has a Paris balcony at the dining area. It has beech effect cabinets and breakfast bar, and includes the integrated double electric oven, 4 burner gas hob, dishwasher, and fridge freezer.



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The 2nd floor comprises of three well-proportioned bedrooms, two with fitted wardrobes, the En suite shower room, and family bath/ shower room.



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The family bath/ shower room has a shower cubicle with thermostatic shower, a hand-held shower over the bath, and vanity storage.



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The property is tastefully decorated, has ample storage throughout, and set within easily maintained gardens to the front and rear. The front garden is laid to lawn, has a slab patio area, loose chips and is surrounded by timber perimeter fencing.



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**The council tax band is F**

**Location**

Gullion Park is within easy reach of East Kilbride Train Station, Village, Town Centre, and Kingsgate Retail Park. It is within the catchment for St Kenneth's Primary and Halfmerke Primary and St Andrew's and St Bride's High and Calderglen High Schools. There are bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland and an impressive range of entertainment and sporting facilities.



**Measurements**

Lounge	12'9" x 18'2"	Bedroom	12'0" x 9'1"
Kitchen/dining room	13'5" x 18'1"	En suite	4'10" x 6'7"
WC	3'5" x 5'6"	Bedroom	10'2" x 9'3"
Family/4th bedroom	12'9" x 12'1"	Bedroom	9'2" x 8'7"
Utility room	9'2" x 5'8"	Bathroom	6'1" x 5'6"
WC	5'5" x 3'3"		

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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**  
**Email: [joyce@joyceheepshomes.co.uk](mailto:joyce@joyceheepshomes.co.uk)**

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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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