

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



Kirktonholme Road, West Mains East Kilbride, G74 1DY

Joyce Heeps Homes are delighted to market this substantially extended four-bedroom semi-detached villa with multiple car driveway. It is maintained to a very high standard with many features listed. It is close to East Kilbride Train Station, Town Centre, highly regarded schools, and sports and recreational facilities.



Features

Multiple car driveway
Roof replaced in recent years & re-roughcast
Brick built outbuilding suitable for storage, office & Gym
Open plan kitchen/family dining room including integrated appliances

Downstairs 4th bedroom
Downstairs shower room
Pull down ladder to the loft
Close to East Kilbride Train Station, Town Centre, and Village
Gas central heating & UPVC double glazing

East Kilbride's Local Estate Agent

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

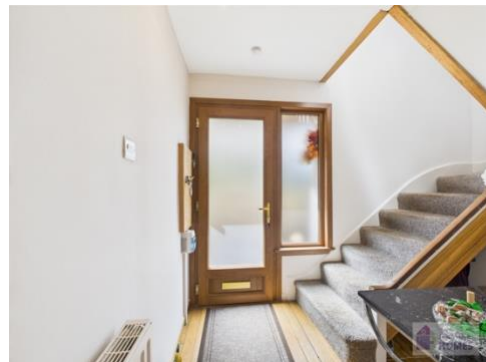
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This substantially extended four-bedroom semi-detached villa offers spacious and flexible accommodation over two levels.

It comprises on the ground level of the welcoming hallway, formal lounge, open plan kitchen/family dining room, utility cupboard, shower room, and 4th bedroom.



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Joyce Heeps HOMES

01355 571883

The open plan kitchen/family/dining room overlooks and leads to the rear garden. It has contemporary style high gloss cabinets, quartz worksurface and stainless-steel inset sink. It includes the integrated double oven, combination microwave, induction hob, freezer and dishwasher, and has a walk-in cupboard housing the tumble dryer.



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The downstairs shower room has a corner shower enclosure with thermostatic shower, vanity drawer storage, underfloor heating, and tiling to the walls and floor.

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The upper level has three well-proportioned double bedrooms and stylish family bathroom.



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The property has fresh neutral décor throughout, there is ample storage, and the partially floored loft can be accessed by way of a pull-down ladder from the upper landing.



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The front garden is laid to lawn with monobloc drive and pathway to the side leading to the very private enclosed rear garden. The rear garden has monobloc paving for easy maintenance and is surrounded by timber perimeter fencing. There is a brick-built outbuilding used for storage and would be ideal for home office or Gym.

**Council Tax Band: D****Location**

Kirktonholme Road is a popular address within West Mains, close to East Kilbride Town Centre, Village and Train Station, Primary and Secondary Schools, pre-school nurseries, and sports and recreational facilities. The Village, Town Centre and Kingsgate Retail Park offer a variety of shops, bars and restaurants. The area is also within easy reach of the M74 and M77 Motorway network making it ideal for commuters.

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For more information or to advise your interest please contact:

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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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