

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



## **The Leas, Benthall Farm, East Kilbride, G75 9PY**

Joyce Heeps Homes are delighted to market this ideal family home. Built by Miller Homes and set within the desirable Benthall Farm Development is the Buttermere, which is a 5-bedroom detached villa with driveway, double garage and many features listed below.



### **Features**

Double garage

Monobloc driveway

2 En suite shower rooms

Walk in wardrobe in main bedroom

Open kitchen/family/dining room

Utility room

Gas central heating

UPVC double-glazing

Balance of NHBC warranty

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

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[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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The Buttermere is a spacious five-bedroom detached villa comprising on the ground level of the reception hallway, spacious lounge with bay window, kitchen/dining family room with French doors to the rear garden, utility room, and Cloaks WC.



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The very well-equipped kitchen includes the integrated electric oven, gas hob, stainless steel extractor, dishwasher and fridge freezer.



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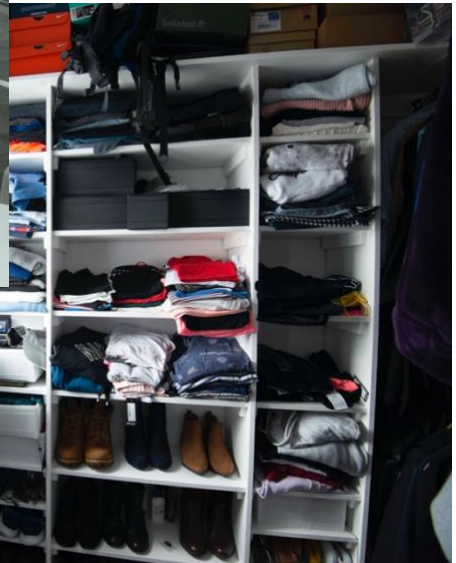
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The upper level comprises of 5 well-proportioned bedrooms, master with walk in wardrobe and en suite shower room, there is a 2<sup>nd</sup> en suite shower room, from bedroom 2, and stylish family bathroom.

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01355 571883

The property is set within level gardens and has a monobloc driveway leading to the integral double garage.

It is very tastefully decorated throughout and set within easily maintained gardens.



### Location

The property lies within Benthall Farm, which is situated on the outskirts of East Kilbride. The area allows easy access to all local amenities to include primary and secondary schools, sports and recreational facilities, and East Kilbride's Town Centre, where extensive high street shopping is available. There regular bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland and boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.

### Measurements

Lounge 18'3" x 11'1"  
Kitchen/dining 9'9" x 27'8"  
Utility room 7'0" x 5'10"  
Cloaks WC 7'0" x 3'8"  
Master bed 11'1" x 11'8"  
Dressing area 5'5" x 6'7"  
En suite 1 7'8" x 4'0"

Bedroom 2 8'4" x 17'0"  
En suite 2 6'1" x 6'7"  
Bedroom 3 8'7" x 10'3"  
Bedroom 4 9'2" x 9'9"  
Bedroom 5 10'2" x 6'7"  
Bathroom 6'8"x 6'7"



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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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