

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



Colonsay, St Leonards, East Kilbride, G74 2HG

Joyce Heeps Homes are delighted to market this very well maintained, terraced villa. It is close to Calderglen Country Park and convenient for primary and secondary schools, all local amenities, and regular bus services.



Features

Close to Calderglen Country Park

Easily maintained gardens

Modern Kitchen and bathroom

Gas central heating

Catchment for highly regarded schools

UPVC double glazing

East Kilbride's Local Estate Agent

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info@joyceheepshomes.co.uk

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This very well maintained mid terraced villa comprises on the ground level of the welcoming hallway, spacious lounge, and modern dining kitchen.



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The kitchen has high gloss white cabinets, integrated electric oven and hob, and space for all freestanding appliances.



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The upper level comprises of three bedrooms all with ample storage, modern family bathroom with electric shower over the bath, and the loft can be accessed from the upper landing.



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It is set within easily maintained gardens. The front is laid to lawn and the rear is laid to lawn with a slab patio area and loose chips. It is surrounded by timber perimeter fence, has a storage shed and gate leading to the parking area.

Measurements

Lounge	16'8" x 11'0"
Kitchen/dining	9'2" x 18'90"
Bedroom	13'1" x 11'7"
Bedroom	10'6" x 11'7"
Bedroom	10'2" x 8'2"
Bathroom	5'9" x 6'1"



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**Location**

The property lies within the popular St Leonards area close to Calderglen Country Park of the town. It is conveniently located for Mount Cameron and St Hilary's Primary Schools and Calderglen and St Andrew's and St Bride's High Schools. East Kilbride has an impressive range of high street shopping, entertainment, and sporting facilities all of which are easily accessible from the St Leonards area. The town also offers 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.



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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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