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

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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.

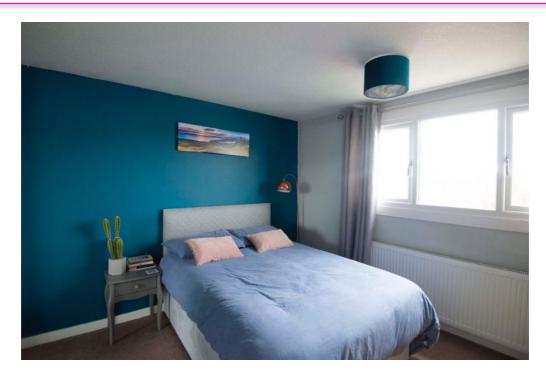


# **East Kilbride's Local Estate Agent**

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

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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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#### **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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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.





