

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



## **Burns Park, Calderwood, East Kilbride, G74 3EG**

Joyce Heeps Homes are delighted to market this very well maintained two-bedroom terrace villa built by Miller Homes and set within the desirable Lindsayfield area. It is convenient for all local amenities, highly regarded schools, sports and recreational facilities, and East Kilbride Town Centre and Village.



### **Features**

Bright & spacious lounge  
Stylish Well-equipped kitchen  
Utility Area  
Two double bedrooms  
Modern family bathroom

Private sunny rear garden  
UPVC Double-glazing throughout  
Gas central heating (boiler 3 years old)  
Convenient for Town Centre, Village and Train Station

## **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**

Situated close to Maxwellton Conservation Village is this two-bedroom terraced villa. It is a credit the current owners and would make an ideal family home.



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01355 571883

The ground level comprises of the welcoming entrance hallway, bright and spacious lounge, stylish well-equipped kitchen and utility area.



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The stylish kitchen overlooks the rear garden and gives access to the utility area. It has high gloss base and wall cabinets, integrated electric oven, gas hob and hood and has space for all freestanding appliances.



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The upper level comprises of two well-proportioned double bedrooms, both with ample storage and modern family bathroom.



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The property is decorated in neutral tones throughout, there is ample storage, and the loft can be accessed from the upper landing.



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The front garden is laid mainly to lawn. The enclosed sunny rear garden is laid to lawn, has slabbed patio areas, and is surrounded by mature hedging.



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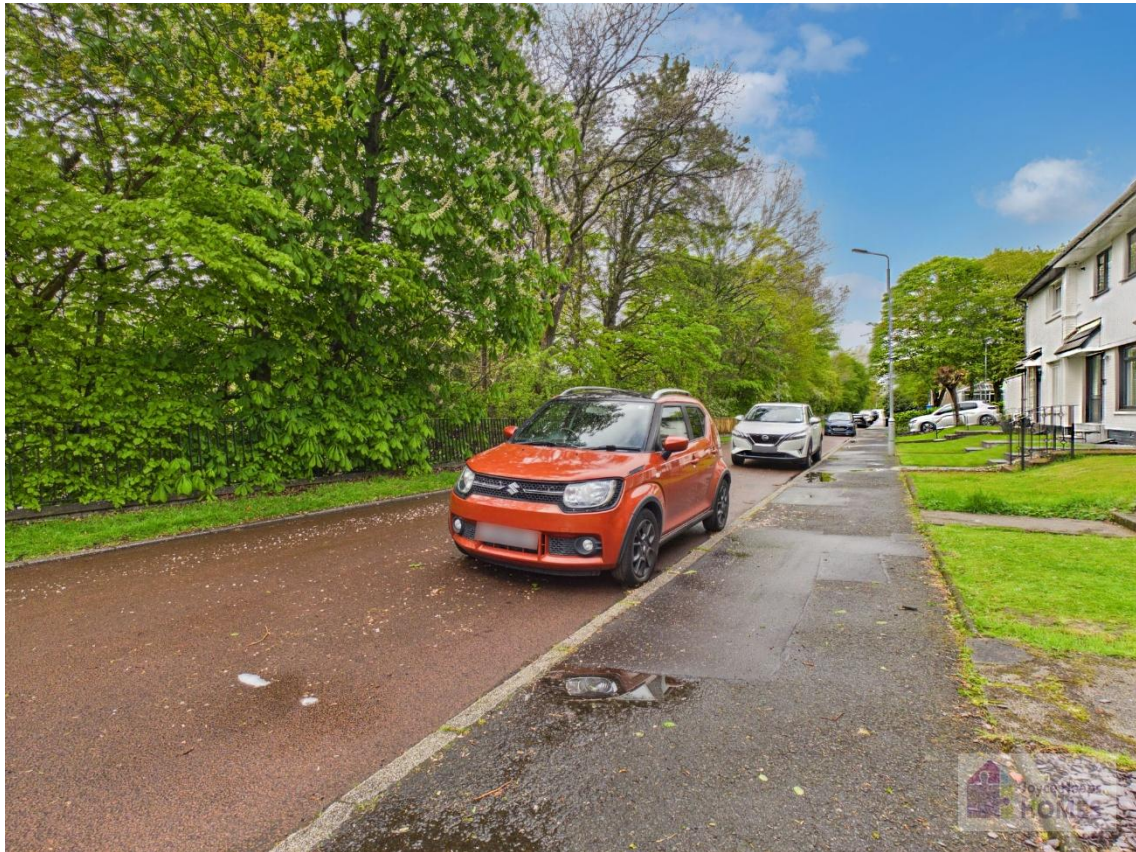
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**The council tax band is C**

### **Location**

The property lies within a popular pocket on the outskirts of Maxwellton Conservation Village. It is convenient for highly regarded schools and East Kilbride's main shopping centre, Village and Kingsgate Retail Park. East Kilbride has an impressive range bars, restaurants and entertainment and sporting facilities all of which are within easy reach. This area also offers regular 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 for commuters.



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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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