

## **Annan Avenue, Gardenhall, East Kilbride, G75 8XP**

Joyce Heeps Homes are delighted to market this three-bedroom detached villa set in a desirable pocket and maintained to the highest standard. It is within easy reach of primary and secondary schools, sports and recreational facilities, St James Centre, Hairmyres Train Station and regular bus services.



### **Features**

Set on a corner plot

Detached garage and multiple car driveway to side

Open plan kitchen/dining room including integrated appliances

Stylish family bathroom with thermostatic shower

Sunny rear garden to the front side and rear

Pull down ladder to partially floored loft

Close to Hairmyres Train Station & regular bus services

Within easy reach of primary & secondary schools, and sports and recreational facilities

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

[www.joyceheepshomes.com](http://www.joyceheepshomes.com)  
[info@joyceheepshomes.co.uk](mailto:info@joyceheepshomes.co.uk)

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



### **Description**

This three-bedroom detached villa is a credit to the current owners and maintained both internally and externally to the highest standard.



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The ground level comprises of the welcoming hallway, spacious lounge, and open plan kitchen/dining room.



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The kitchen has a range of contemporary style cabinets, contrasting worksurface and centre island. It includes the integrated double oven, five burner gas hob, coffee maker, and has space for all freestanding appliances.



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The upper level comprises of three well-proportioned bedrooms, and stylish family bathroom.



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The bathroom has a thermostatic shower over the bath and folding glass screen, vanity storage, a heated towel rail, and has tiling to the walls and floor.



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



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**Joyce Heeps  
HOMES**

01355 571883

The front and side garden is laid to lawn with a mature hedge to the front, timber fence to the side and has a multiple car driveway leading to the detached garage. The rear and side garden is laid to lawn, has concrete slab patio areas, and is surrounded by timber perimeter fencing.



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**HOMES**

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**The council tax band is E**

**Location**

The property lies within Gardenhall, a desirable area close to Hairmyres train station, regular bus services and the motorway network. It is convenient for primary and secondary schools and is within the catchment for the highly regarded, Mossneuk Primary School. It is well connected to the wider East Kilbride area allowing easy access to East Kilbride Town Centre, retail parks, and sports, recreational, and entertainment facilities.

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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