

## **Cumrae, St. Leonards, East Kilbride, G74 2AY**

Joyce Heeps Homes are delighted to market this three-bedroom detached villa with conservatory, garage and driveway set in a desirable pocket close to Calderglen. It is close to highly regarded primary and secondary schools, sports and recreational facilities, regular bus services and within easy reach of the Town Centre, Village & Kingsgate Retail Park.



### **Features**

Garage & driveway to rear  
New Roof & new roof on conservatory  
Spacious lounge/dining room  
Modern fitted kitchen including integrated appliances  
Stylish bathroom  
Gas central heating & UPVC double glazing

Close to highly regarded primary and secondary schools

Regular bus services

Close to sports and recreational facilities & Calderglen

Convenient for Town Centre, Village & Kingsgate Retail Park

## **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**

Set in a desirable pocket close to Calderglen is this very well maintained three-bedroom detached villa with many features listed.



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The ground floor comprises of the entrance porch, spacious lounge/ dining room leading to the conservatory, and well-equipped kitchen.



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The kitchen has high gloss cabinets and contrasting worksurface. It includes the integrated electric oven, ceramic hob, fridge and freezer, and washing machine.



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The upper floor comprises of three bedrooms (all with built in wardrobes, and stylish family bathroom.



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The family bathroom has an electric shower over the bath and glass screen, vanity drawer storage, a heated towel rail and tiling to the walls and floor.



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



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The front garden is laid to lawn. The rear garden is laid mainly to lawn with a concrete slab patio area and is surrounded by timber perimeter fencing.



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**The council tax band is E**

**Location**

The property is within a desirable pocket close to Calderglen. It is within easy reach of excellent primary and secondary schools, and sports and recreational facilities, and The Town Centre and Kingsgate Retail Park and within easy reach. It is close to all local amenities, regular bus services and allows easy access to the M77 and M74 motorway network.



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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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