

Lochranza Lane, Lindsayfield, East Kilbride, G75 9NG

Joyce Heeps Homes are delighted to market this four-bedroom detached villa. Home Report to £320,000 it is designed for modern family life, combines flexible living space, extensive storage, a purpose-built garden studio for home working without sacrificing a bedroom, and a private, low-maintenance south-east-facing landscaped garden.



Features

Four well-proportioned bedrooms for family, guests and hobbies

Dedicated year-round garden workspace with hard-wired full-fibre broadband, without sacrificing a bedroom

Separate or open plan living to suit everyday family life and entertaining
Dining kitchen opening directly to the garden, allowing family life to flow naturally outdoors

Extensive storage throughout the house, loft, garage and garden, keeping living spaces uncluttered

Private south-east-facing, low-maintenance landscaped garden
Dedicated utility area keeping laundry and additional appliances out of the kitchen

Integral garage with access from the kitchen, offering potential to adapt as future needs change

East Kilbride's Local Estate Agent

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Joyce Heeps Homes Ltd

E.K. Business Park
14 Stroud Road
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Joyce Heeps HOMES

01355 571883

Designed around the way modern families live, work and entertain, this immaculate four-bedroom detached villa offers flexible accommodation, an integral garage, a multi-car driveway and numerous additional features.

The ground floor comprises a welcoming entrance hallway and a bright, spacious lounge with a box-bay window and bi-folding doors connecting it to the dining area and kitchen.



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The open-plan kitchen and dining room overlooks the south-east-facing rear garden, with French doors providing direct access. It features extensive contemporary cabinetry, a contrasting work surface and a ceramic sink. Integrated appliances include twin electric ovens with microwave and air-fryer functions, a five-burner gas hob and a dishwasher.



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The upper floor comprises four well-proportioned bedrooms, two of which have spacious built-in storage, together with an en-suite WC and a stylish family bathroom.



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The recently upgraded family bathroom includes a shower over the bath with a glass screen, vanity storage, a heated towel rail and a large linen cupboard.

Accessed from the principal bedroom, the en-suite WC includes contemporary vanity storage, a surface-mounted washbasin and a heated towel rail.



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The property is tastefully decorated throughout and benefits from gas central heating, a five-year-old boiler, and UPVC triple-glazed windows and doors. Generous storage is available throughout, including a boarded loft accessed from the upper landing by a pull-down ladder.



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A multi-car driveway leads to the integral garage with roller-shutter door. The garage can also be accessed directly from the kitchen and incorporates a dedicated utility area to the rear.

The front and rear gardens have been professionally landscaped. The front garden features mature plants and shrubs, a young hawthorn tree and a gravelled area beneath the lounge window.



The private, south-east-facing rear garden is not overlooked. It is laid to lawn and includes a generous patio, raised beds containing a variety of mature plants and shrubs, and a path surrounding the lawn. The garden also benefits from a professionally built studio, currently used as an office and connected to full-fibre broadband by a hard-wired connection; a large storage shed measuring approximately 4m by 2m; and a concealed bin-storage

area beside the property. The garden is enclosed by timber perimeter fencing.

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**Council tax band is F****Location**

The property is situated in Lindsayfield, an increasingly popular area with young families. Local amenities include a Morrisons supermarket and petrol station, Greggs, Costa Coffee, a fish-and-chip shop, EV charging facilities and other retail outlets. The property is also conveniently located for primary and secondary schools.

East Kilbride offers an extensive range of shopping, leisure and sporting facilities, as well as restaurants and bars. Regular bus and rail services connect to Glasgow city centre, while convenient motorway access makes the area particularly well suited to commuters.



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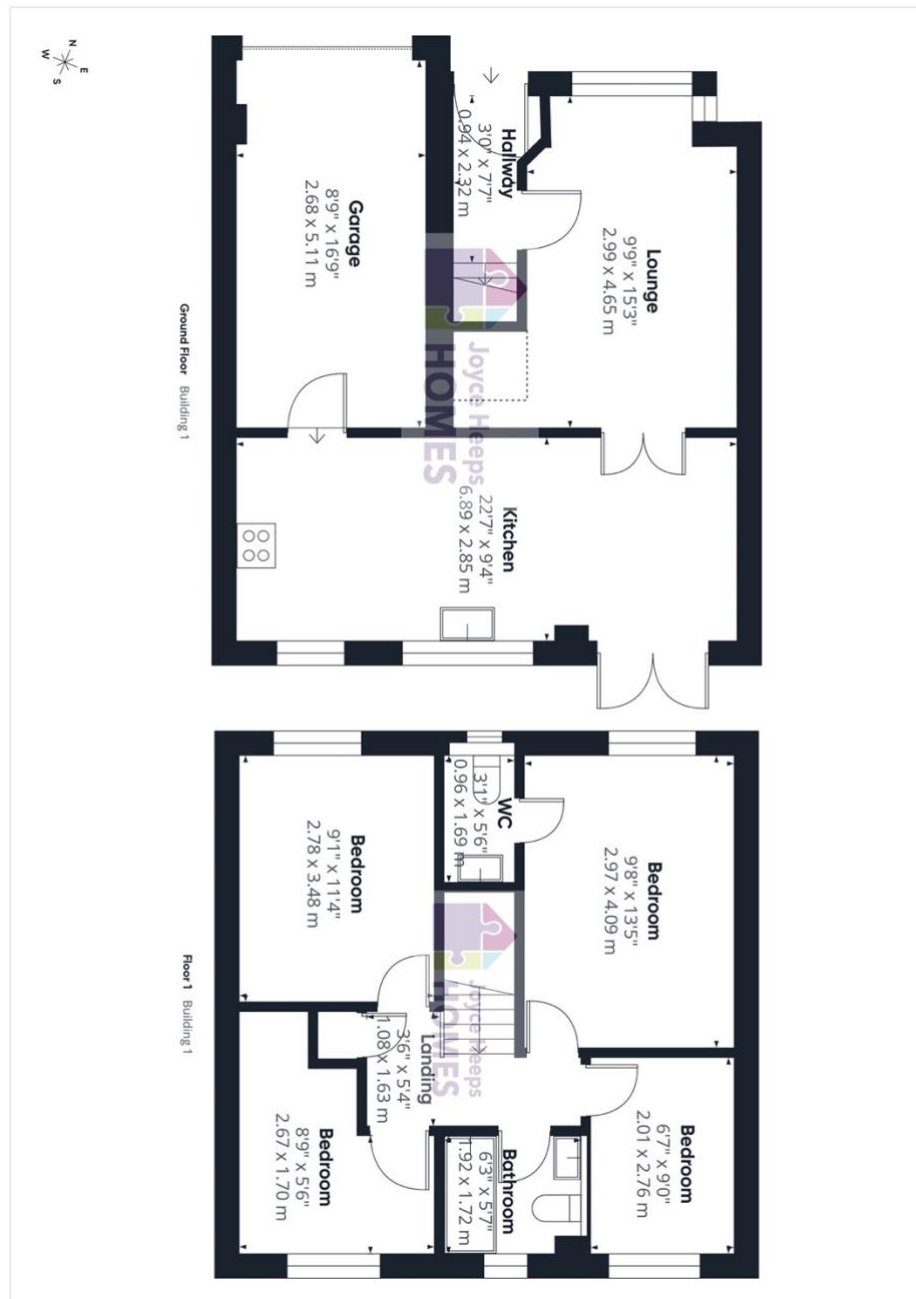
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