

Joyce Heeps Homes Ltd

E.K. Business Park
14 Stroud Road
East Kilbride
G75 0YA



Egmont Park, Original Newlandsmuir East Kilbride, G75 8PT

Joyce Heeps Homes are delighted to market this rarely available four/five-bedroom detached villa with detached double garage. It is maintained to a high standard with many features listed. Located within a highly desirable area within easy reach of Hairmyres Train Station, regular bus services, highly regarded schools, and sports and recreational facilities.



Features

Double detached garage & multiple car driveway
Mature gardens
Modern breakfasting kitchen
Utility Room
Sun terrace/patio area
Formal dining room

Downstairs cloaks/w.c.
Family bathroom & En-suite shower room
Close to highly regarded primary & secondary schools
Within easy reach of Hairmyres Train Station

East Kilbride's Local Estate Agent

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

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**Joyce Heeps
HOMES**

01355 571883

This rarely available four/five-bedroom detached villa with double garage is a credit to the current owners and would make an ideal family home. It offers spacious and flexible accommodation over two levels, has many features listed, and is set within mature gardens.

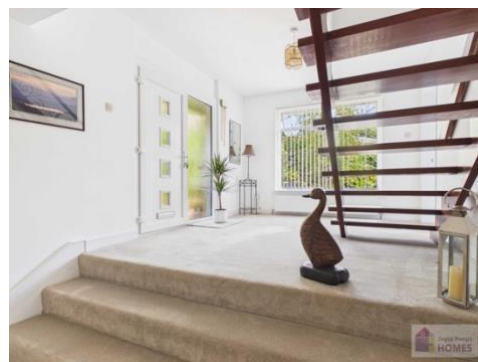
The property comprises on the ground level of the welcoming entrance hallway, bright and spacious formal lounge overlooking the rear gardens, formal dining room, modern well-equipped dining kitchen, utility room, third public room currently being used as a 2nd lounge and downstairs cloaks/w.c.



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The newly fitted stylish kitchen has contemporary style cabinets and contrasting worksurface. It includes many integrated appliances and gives access via the patio doors on to the sun terrace.



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The stairway in the hallway leads to the upper level comprising of four good sized bedrooms, master bedroom with En-suite shower room, ample storage throughout and family bathroom.



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This property is maintained throughout to a high standard and is set within charming gardens.



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The front garden is laid to lawn and is surrounded by mature plants, well-tended trees and shrubs and further benefits from having a multiple car monobloc driveway leading to the detached double garage. There is secluded sun terrace/ patio area to the rear of the property, and the rear garden has lawn, mature perimeter trees and shrubs.

Council Tax Band: G

**Location**

The property lies within the desirable Original Newlandsmuir area convenient for Hairmyres Train Station and St James Centre. It is convenient for primary and secondary schools, sports and recreational facilities, and East Kilbride Town Centre and retail parks. It is also well connected to the wider East Kilbride area, Glasgow City Centre, and the motorway network.



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For more information or to advise your interest please contact:

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Please note that this schedule has been prepared by us, based on the information provided by our client. Photographs and text are for illustrative purposes only. We believe them to be correct, however, no guarantee is offered or implied. If there is any aspect of this schedule that you wish clarified or that you find misleading, please contact our office where further information is available.

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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