

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



## **Kilpatrick Drive, Lindsayfield, East Kilbride, G75 9GH**

Joyce Heeps Homes are delighted to market this four-bedroom detached villa with driveway and garage, set at the end of a child safe cul-de-sac. The area is within easy reach of Morrisons Superstore, family friendly pub, food outlets, primary and secondary schools and sports and recreational facilities.



### **Features**

Enclosed sunny south facing rear garden  
Driveway & Garage  
Modern stylish kitchen  
Dining Room

Downstairs Cloaks/W.C  
Family bathroom & En-suite shower room  
Gas central heating (boiler 5 years old)

## **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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**Joyce Heeps  
HOMES**

01355 571883

This spacious four-bedroom detached villa with garage is set within a cul-de-sac and would make an ideal family home.

The ground floor comprises the welcoming entrance hallway, spacious lounge overlooking the front of the property, formal dining room, modern stylish kitchen and Cloaks WC.



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The stylish and very well-equipped kitchen overlooks and leads to the rear garden. It has contemporary style high gloss cabinets, contrasting work surface, and any integrated appliances.



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The upper level comprises of four well-proportioned bedrooms, the En suite shower room, and family bathroom.



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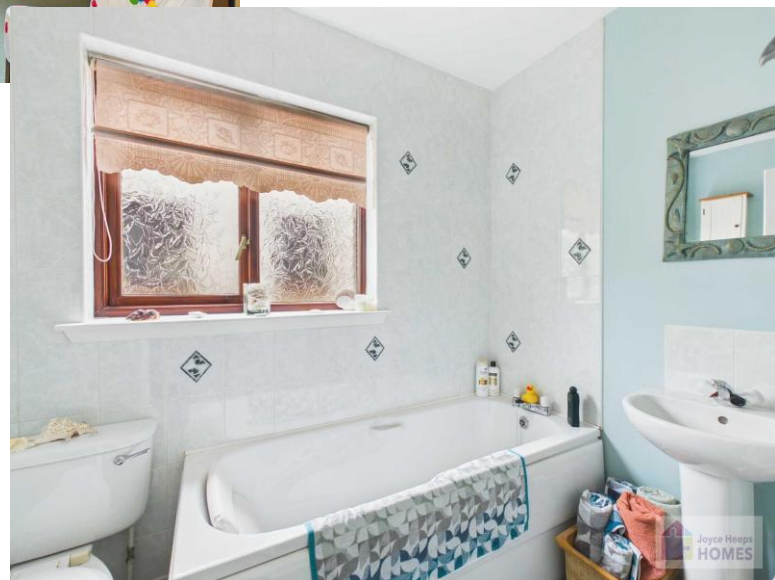
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The property is decorated throughout in neutral tones, has ample storage and the loft can be accessed from the upper landing.

The front garden is laid to lawn with driveway leading to the integral garage. The enclosed rear garden, which is not overlooked, is laid to lawn with mature plants and shrubs, has patio area and is surrounded by timber perimeter fencing.

**Council Tax Band: F**

**Location**

The property lies within Lindsayfield, which is increasingly popular with families. There is a Morrisons Superstore, petrol-station, retail units and family friendly bar/ restaurant. It is within easy reach of both primary and secondary schools, East Kilbride has a wide range of entertainment and sporting facilities, retail shops, restaurants, and bars. It also offers excellent transport links

with regular bus and rail services connecting to Glasgow City Centre and motorway links making it popular with commuters.



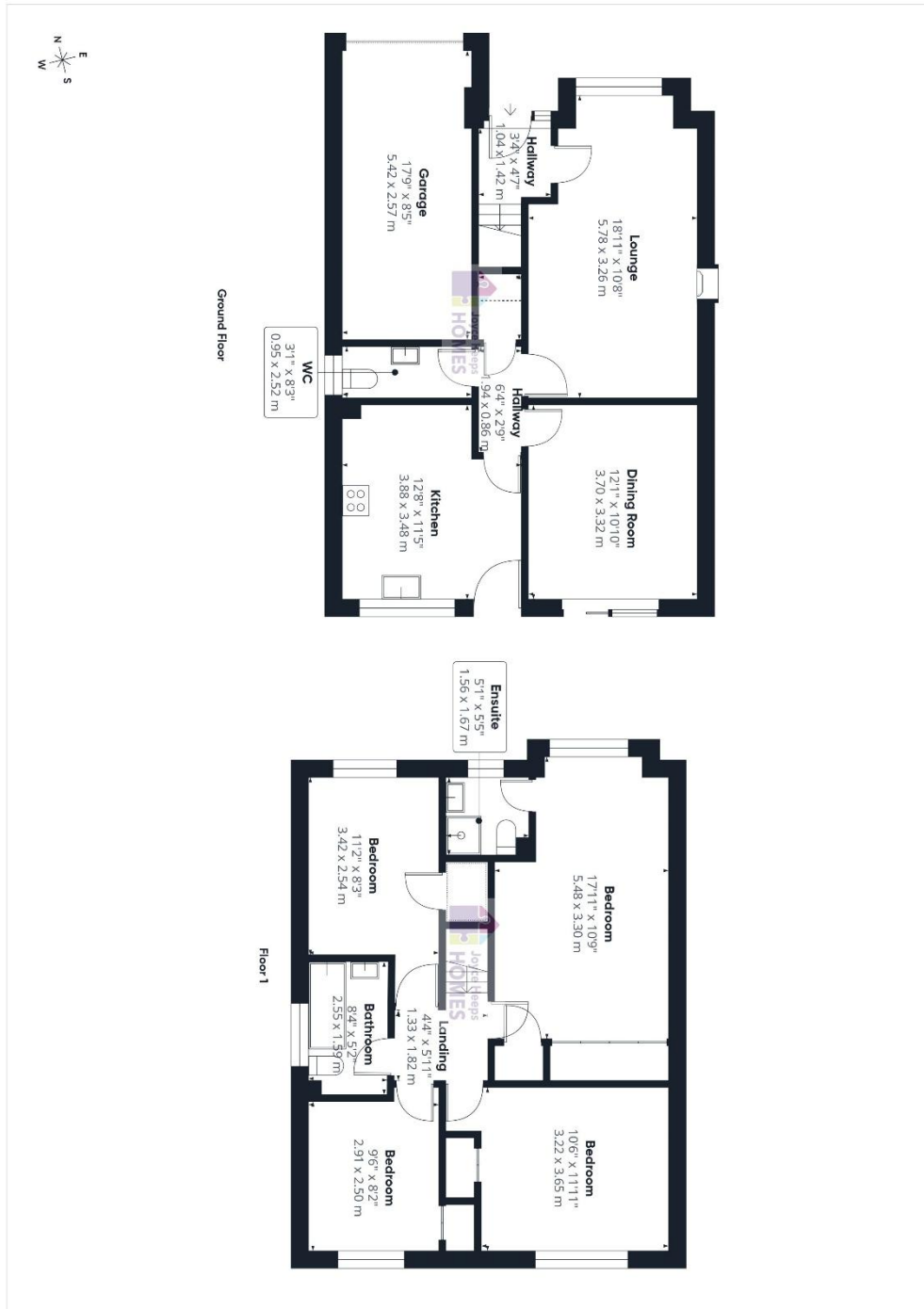
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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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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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