

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



Avondale Avenue, Village East Kilbride, G74 1NS

Joyce Heeps Homes are delighted to market this rarely available four-bedroom traditional semi-detached villa with multiple car driveway, enclosed landscaped rear gardens and many features listed. It is set within a highly desirable pocket close to East Kilbride Train Station, Village and Town Centre.



Features

Traditional sandstone
Many original features
Downstairs bedroom/study
Multiple car monobloc driveway
Gas central heating

Double-glazing
Landscaped rear garden with summer house
Close to Train Station, Village and Town Centre
Close to highly regarded schools

East Kilbride's Local Estate Agent

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



This rarely available traditional sandstone semi-detached villa is a credit to the current owners and is in a central location with many original features.

The property comprises on the ground level of the entrance vestibule, welcoming reception hallway, formal lounge with feature fireplace and bay window, 2nd public room(lounge), stylish breakfasting kitchen to include integrated

appliances, utility area and the downstairs bedroom (which is currently being used as an office/study).



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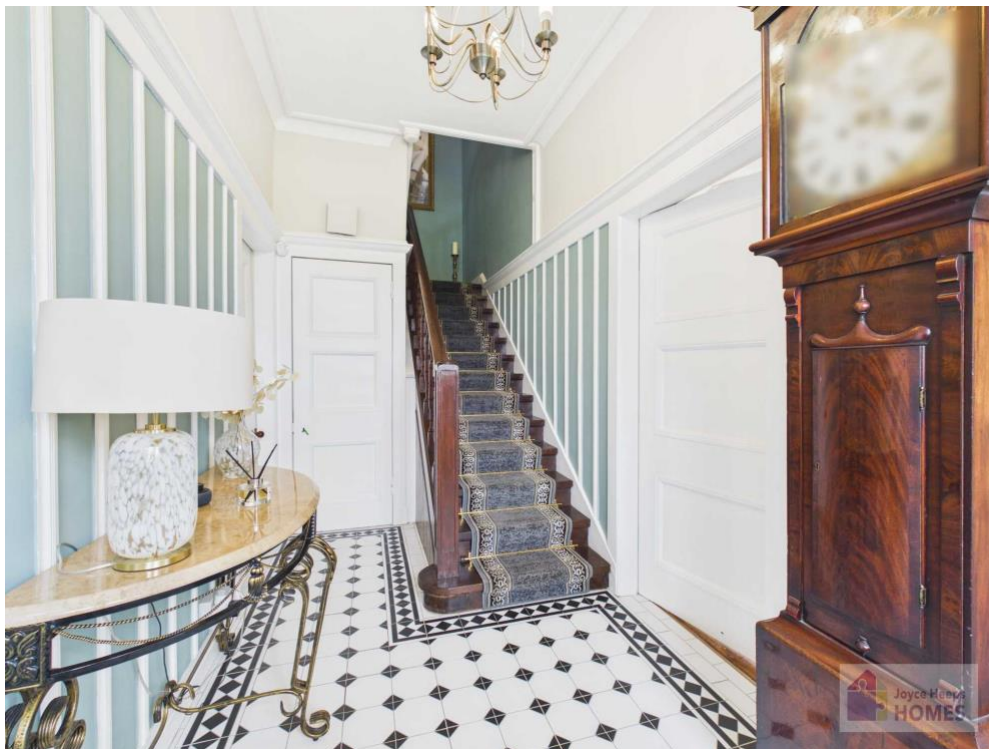
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**Joyce Heeps
HOMES**

01355 571883

The stylish kitchen, which overlooks and leads to the sunny rear garden, has contemporary style cabinets and includes many integrated appliances.



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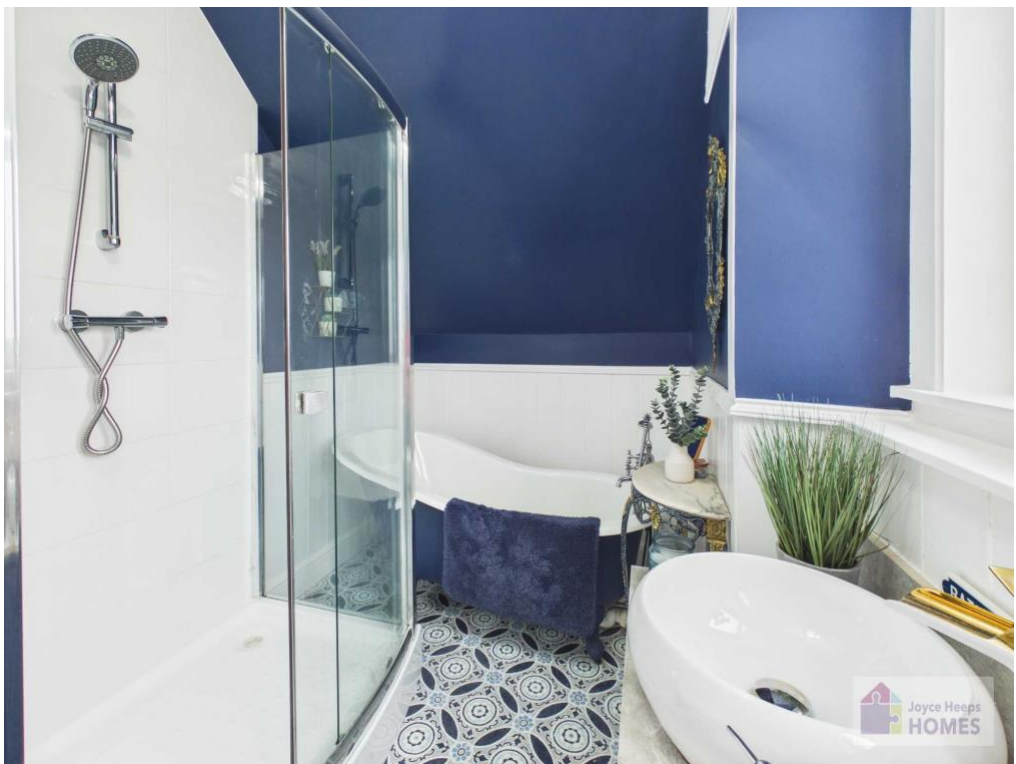
The upper level comprises three well-proportioned bedrooms and modern family bathroom with separate shower cubicle.



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There are many original features in this charming property, fresh décor throughout, has ample storage and loft space, monobloc driveway and is set within mature gardens to both the front and rear. The hard landscaped private rear garden, is laid to lawn, has decked patio areas, summer house, and is surrounded by mature trees and hedging.



Council Tax Band: F



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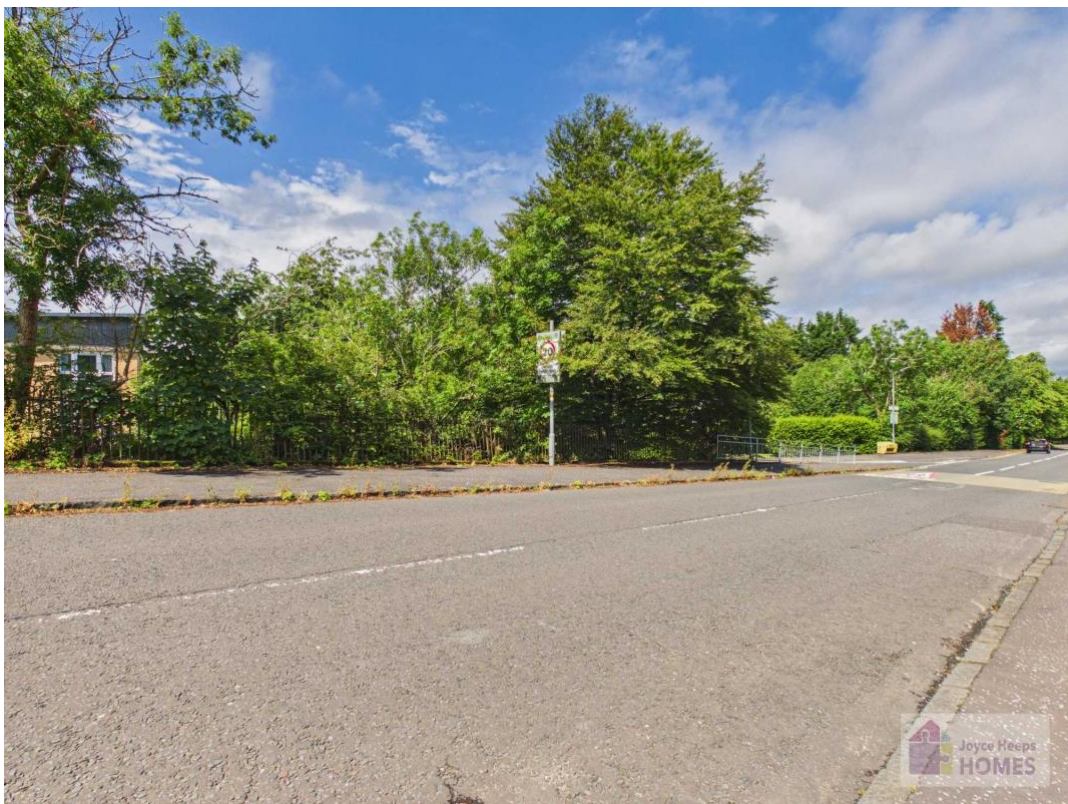
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**Location**

The property is situated within a prestigious pocket very close to East Kilbride Town Centre, Village and Train Station. It is conveniently located for highly regarded primary and secondary schools and preschool nurseries. The village, which is close at hand, boasts a wide variety of bars, restaurants and local amenities. East Kilbride's main shopping centre is within walking distance, and an impressive range of



entertainment and sporting facilities are nearby. It benefits from regular bus and rail services connecting to the wider East Kilbride and Glasgow areas and other destinations throughout West and Central Scotland and is within easy reach of the M77 and M8 motorway networks.



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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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