

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



**Joyce Heeps**  
**HOMES**

01355 571883

## **Ayton Park North, Calderwood, East Kilbride, G74 3AX**

Joyce Heeps Homes are delighted to market this rarely available three-bedroom 2<sup>nd</sup>-floor flat with sun balcony which is within a well-maintained block on the outskirts of Maxwellton Conservation area. It is close the John Wright Sports Centre, local shops, regular bus services, train station, Village, and Kingsgate Retail Park.



### **Features**

Well maintained block	Regular bus services
Three Bedrooms	Close to all local amenities
Sun balcony	Within easy reach of East Kilbride Train Station
Gas central heating	Convenient for Town Centre, Village & Kingsgate Retail Park
Ample storage	

# **East Kilbride's Local Estate Agent**

[www.joyceheephomes.com](http://www.joyceheephomes.com)  
[info@joyceheephomes.co.uk](mailto:info@joyceheephomes.co.uk)



### Description

This immaculate three-bedroom 2nd floor flat with sun balcony is a credit to the current owner and is within a popular area.



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It is an ideal opportunity for a 1st time buyer or landlord.



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It comprises of the welcoming entrance hallway, spacious lounge/dining room leading to the sun balcony, modern fitted kitchen, three bedrooms, all with built-in wardrobes and modern family bathroom.

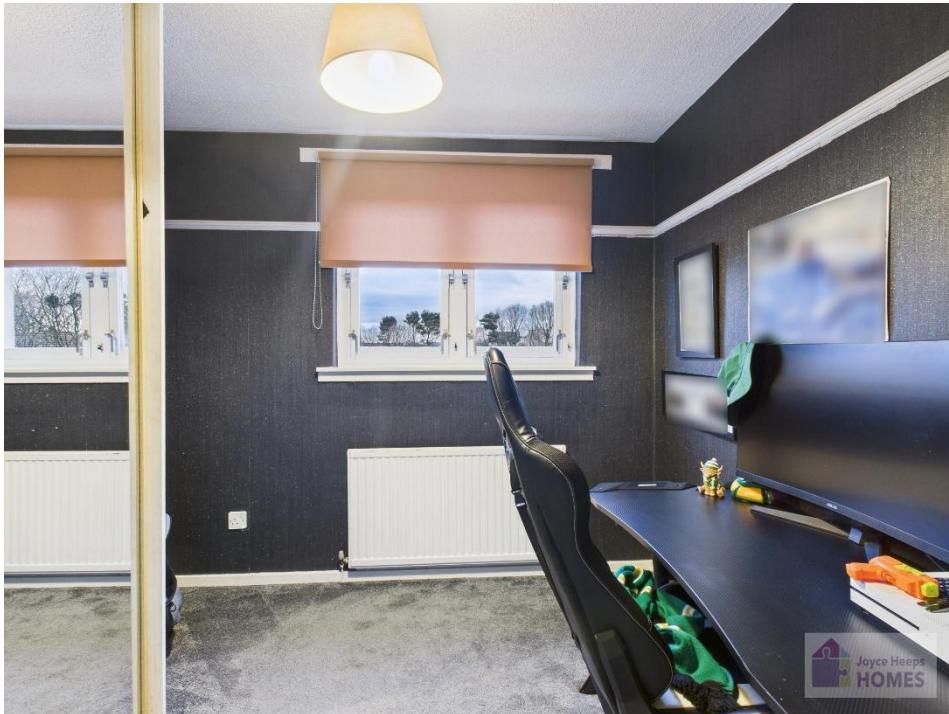


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The property is tastefully decorated in neutral tones throughout, has ample storage and benefits from having gas central heating and sun balcony.



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**The council tax band is B**

**Location**

The property lies within a very popular pocket in Calderwood bordering Maxwellton Conservation area. It is close to all local amenities, regular bus services, East Kilbride Train Station and sports and recreational facilities. The area is within easy reach of the Town Centre, Village, Kingsgate Retail Park, and many restaurants and bars. It is also convenient for the M74, M74 and M8 motorway network making the area ideal for commuters.



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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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**Stroud Road**  
**East Kilbride**  
**G75 0YA**

**Tel: 01355 571 883**  
**Email: joyce@joyceheepshomes.co.uk**

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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