Joyce Heeps Homes are delighted to market this substantially extended four-bedroom semi-detached villa with multiple car driveway and detached garage. It is set within a much sought-after pocket, bordering Maxwellton Conservation area and is convenient for East Kilbride’s town centre, village and bus and rail links.

**Features**

- Multiple car driveway
- Detached garage/workspace
- Substantially extended
- Open plan kitchen/dining room
- Laundry room
- Downstairs cloaks WC
- Downstairs 4th bedroom/family room
- Fully floored and lined loft with 3 Velux windows
- Gas central heating
- UPVC double-glazing
This substantially extended 4-bedroom semi-detached villa offers spacious accommodation over two levels.

It comprises on the ground level of a welcoming entrance hallway, formal lounge with wood burning stove, spacious and well-equipped dining kitchen, laundry room, cloaks WC and fourth bedroom/family room.
Joyce Heeps Homes Ltd
E.K. Business Park
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East Kilbride's Local Estate Agent

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The upper level comprises of three further double bedrooms, stylish family bathroom and allows access by way of a fixed stairway to the fully floored loft with velux windows to the rear.
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It is decorated throughout in neutral tones, has gas central heating, a wood burning stove, UPVC double-glazing, is set within mature gardens and has a multiple car driveway to the side of the property leading to the detached garage.

Accommodation

- **Lounge**: 15’3” x 15’0” narrowing to 12’1”
- **Dining Kitchen**: 18’0” x 14’7”
- **Laundry room**: 7’6” x 6’3”
- **Cloaks WC**: 6’3” x 3’7”
- **Bedroom 1**: 12’5” x 10’5”
- **Bedroom 2**: 10’5” x 9’7”
- **Bedroom 3**: 9’7” x 9’4”
- **Family Bathroom**: 7’9” x 5’6”

Location

This substantially extended family home is set within a highly desirable pocket, bordering Maxwellton conservation village. It is conveniently located for all local amenities and highly regarded primary and secondary schools, transport links both bus and rail, and the motorway network linking west central Scotland. East Kilbride’s main shopping centre, Village and Train Station are within walking distance offering an extensive range of high street shopping, entertainment, and sporting facilities.
For more information or to advise your interest please contact:

Joyce Heeps Homes Ltd
East Kilbride Business Park
Stroud Road
East Kilbride
G75 0YA

Tel: 01355  571883
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.