Maxwellton Avenue, Maxwellton Village, East Kilbride, G74 3DT

Joyce Heeps Homes are delighted to market this traditional three-bedroom semi-detached villa with many original features, situated within Maxwellton Conservation area. It is convenient for East Kilbride Village, Train station, Town Centre and highly regarded schools both primary and secondary.

Features

Within Maxwellton Conservation Village
Convenient for Town Centre, Village and Train Station
Close to highly regarded schools
Cornicing and picture rails
Multiple car driveway
Luxury family bathroom
Enclosed front and rear gardens
Gas central heating
UPVC double-glazing
This traditional semi-detached villa is maintained to a high standard and has many original features. It is set within a highly desirable pocket, offers spacious accommodation, and is set within charming, mature gardens to both the front and rear.
The property comprises on the ground level of the welcoming entrance hallway, bright and spacious lounge, dining room, open plan kitchen, and laundry room.
The kitchen has a full range of base and wall cabinets, and includes the integrated dishwasher, fridge, and freezer.
Joyce Heeps Homes Ltd
E.K. Business Park
14 Stroud Road
East Kilbride
G75 0YA

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The upper level comprises of three, well-proportioned double bedrooms, and luxury family bathroom, with traditional style suite, and electric shower over the bath.
Dentures can be an inadequate form of dental replacement. A dental bridge or dental implants are now available to replace missing teeth.

A dental implant is a titanium post that is surgically placed into the jawbone. The implant can support teeth, or it can be attached to a crown or denture. A denture is a removable appliance that replaces the teeth and fills the mouth. A partial denture replaces one or more missing teeth. A complete denture is used to replace all your teeth.

A dental bridge is a fixed (immovable) form of tooth replacement. A dental bridge is made up of three parts: two crowns that are glued to your natural teeth on either side of the gap, and a false tooth (or teeth) that fills the gap.

Tooth-colored composite fillings are made of plastic and are used to fill small cavities in your teeth. When the dentist applies a filling, your tooth is cleaned and isolated. Then the dentist applies a bonding agent, which hardens in a minute or so. The dentist then places the filling in the tooth and shapes it with a tool. These fillings are strong and long-lasting, they are used to fill small cavities in your teeth, and they are made of plastic.
It benefits from having gas central heating, UPVC double-glazing, is tastefully decorated throughout, has ample storage and the partially floored loft can be accessed from the upper landing.

It has a multiple car driveway accessed through double gates at the rear of the property.

It is set within enclosed and very well stocked gardens to both front and rear.
The enclosed front garden is laid to lawn, has a good selection of mature plants and shrub. The enclosed rear garden is laid to lawn, has a good selection of mature plants and shrubs and has double gates leading to the multiple car driveway.

**Measurements**

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
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</thead>
<tbody>
<tr>
<td>Lounge</td>
<td>16’7” x 13’8”</td>
</tr>
<tr>
<td>Dining room</td>
<td>13’10” x 13’5”</td>
</tr>
<tr>
<td>Kitchen</td>
<td>13’3” x 10’0”</td>
</tr>
<tr>
<td>Laundry room</td>
<td>8’7” x 9’1”</td>
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<tr>
<td>Bedroom 1</td>
<td>14’6” x 13’8”</td>
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<tr>
<td>Bedroom 2</td>
<td>15’1” x 9’9”</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>10’8” x 11’9”</td>
</tr>
<tr>
<td>Family bathroom</td>
<td>8’6” x 8’1”</td>
</tr>
</tbody>
</table>
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.