

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



Wellington, Original Newlandsmuir, East Kilbride, G75 8RB

Joyce Heeps Homes are delighted to market this extended four-bedroom semi-detached villa with garage and parking to rear, which is situated in a highly desirable area. It is close to primary and secondary schools, sports and recreational facilities, Hairmyres Train Station, and regular bus services.



Features

4 well-proportioned bedrooms

Separate dining room

Downstairs Cloaks WC

Double-glazing & Gas central heating

Private enclosed rear garden

Garage & parking to rear

Convenient for Hairmyres Train Station

Regular bus services

East Kilbride's Local Estate Agent

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

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Description

Located in a much sought-after pocket convenient for Hairmyres train station is this extended four-bedroom semi-detached villa with detached garage and private parking.



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It comprises on the ground level of the welcoming entrance hallway, spacious lounge, dining room, fitted kitchen, downstairs bedroom, and Cloaks WC.



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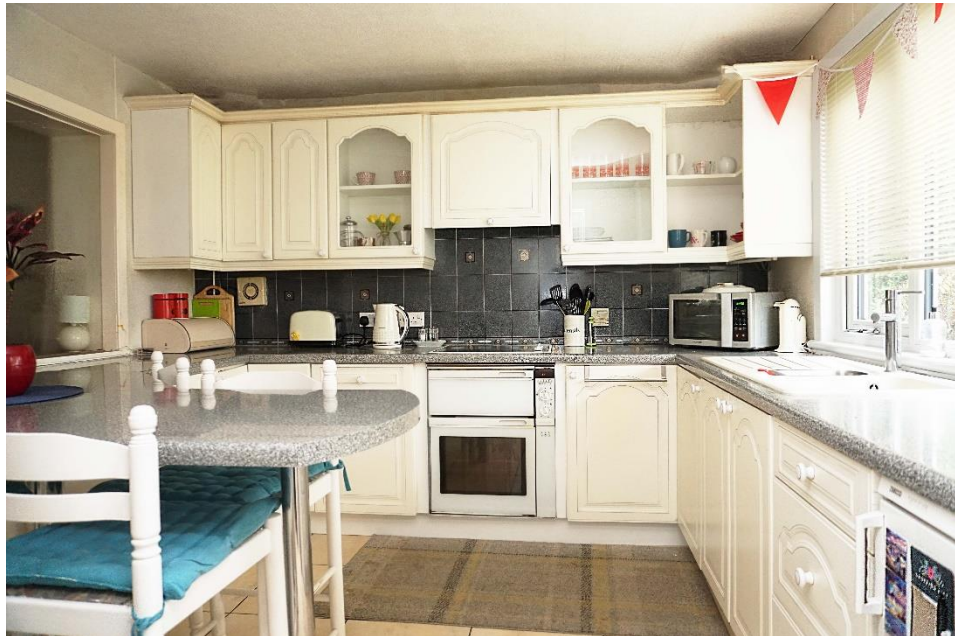
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**Joyce Heeps
HOMES**

01355 571883

The kitchen overlooks the rear garden, has white cabinets and breakfast bar, and includes the integrated appliances.



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The upper level comprises of three well-proportioned bedrooms and modern family bathroom.



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



The family bathroom has an electric shower over the bath and glass screen, vanity storage, a heated towel rail and has tiling to the walls and floor.



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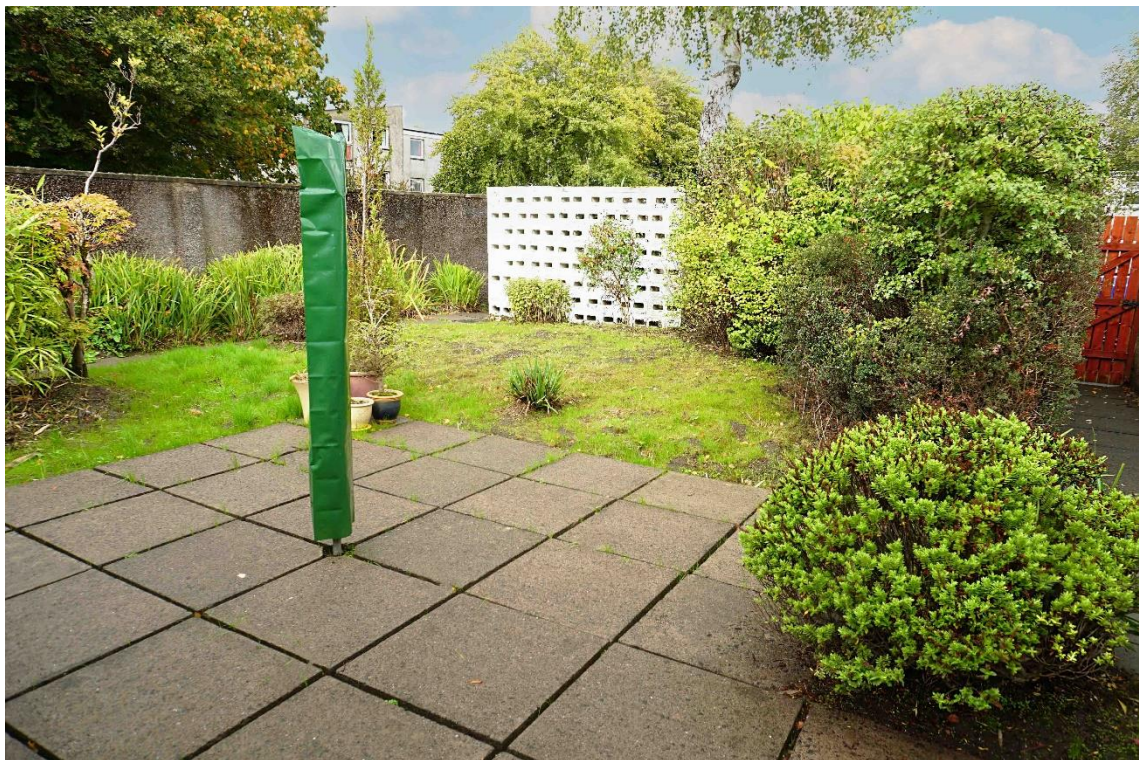
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The front garden is laid mainly to lawn with mature shrubs and plants and allows access to the side of the property, and to the rear garden.



The rear garden is laid to lawn with a good selection of mature plants and shrubs. There are slab patio areas and is surrounded by a brick wall and timber fencing and has a gate to the garage and parking area.



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Location

The property lies within Original Newlandsmuir allowing access to Hairmyres Train Station and East Kilbride's Town Centre and retail parks where high street shopping is available. There are regular bus and rail services connecting to Glasgow and other destinations throughout West and Central Scotland and an impressive range of entertainment and sporting facilities. East Kilbride also boasts first class access to Central Scotland's motorway networks, making the area popular with commuters.



Measurements

Lounge	16'2" x 11'5"	Bedroom	11'10" x 11'5"
Dining room	8'3" x 11'6"	Bedroom	12'4" x 9'2"
Kitchen	10'5" x 10'2"	Bedroom	10'4" x 7'0"
Bedroom/Office	12'3" x 8'11"	Bathroom	6'0" x 8'1"
Cloaks WC	4'6" x 2'5"		

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For more information or to advise your interest please contact:

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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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