

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



Durban Avenue, Lindsayfield, East Kilbride, G75 9PB

Joyce Heeps Homes are delighted to market this substantially extended three-bedroom semi-detached villa with open plan kitchen/family/dining room. It is set within a cul-de sac convenient for all local amenities, primary and secondary schools and sports and recreational facilities.



Features

Driveway	En suite shower room
Garage conversion (family room)	Double-glazing
Kitchen including integrated appliances	Gas Central heating
Cloaks WC	Private rear garden
Modern family bathroom	

East Kilbride's Local Estate Agent

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

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



Description

Set within Lindsayfield is modern three bedroom detached villa with garage conversion is very well maintained and has fresh décor throughout.



East Kilbride's Local Estate Agent

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

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



It comprises
on the
ground level
of the
hallway,
lounge,
dining area,
family room,
modern
fitted
kitchen, and
Cloaks WC.



East Kilbride's Local Estate Agent

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

Joyce Heeps Homes Ltd

E.K. Business Park
14 Stroud Road
East Kilbride
G75 0YA



01355 571883

The kitchen has high gloss white cabinets and includes the integrated electric oven, gas hob and has space for all freestanding appliances.



East Kilbride's Local Estate Agent

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

Joyce Heeps Homes Ltd

E.K. Business Park
14 Stroud Road
East Kilbride
G75 0YA



**Joyce Heeps
HOMES**

01355 571883

The upper level comprises of three well-proportioned bedrooms, modern family bathroom with electric shower over the bath and glass screen, and shower room with corner cubicle, electric shower, and heated towel rail.



East Kilbride's Local Estate Agent

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

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



It is freshly decorated throughout has ample storage and allows access to the loft from the upper landing.



East Kilbride's Local Estate Agent

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

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



East Kilbride's Local Estate Agent

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

Joyce Heeps Homes Ltd

E.K. Business Park
14 Stroud Road
East Kilbride
G75 0YA



**Joyce Heeps
HOMES**

01355 571883

The front garden is laid to lawn has monobloc driveway and loose chip area. The private enclosed rear garden is laid to lawn, has a mature planted border, and slab patio area.



East Kilbride's Local Estate Agent

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

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



Location

The property lies within Lindsayfield, which is an area increasingly popular with young families. It is developing at a quick pace with a large supermarket and petrol station, retail units and family friendly bar/ restaurant and is conveniently located for both primary and secondary schools. East Kilbride has a wide range of entertainment and sporting facilities, retail shops, restaurants, and bars. It also offers excellent transport links with regular bus and rail services connecting to Glasgow City Centre and motorway links making it popular with commuters.

Measurements

Lounge	13'8" x 9'9"	Bedroom 1	7'0" x 8'7"
Dining area	9'5" x 8'11"	En suite	6'0" x 5'5"
Family room	14'11" x 8'1"	Bedroom 2	10'8" X 9'9"
Kitchen	12'3" x 8'11"	Bedroom 3	8'2" x 9'5"
Cloaks WC	5'9" x 3'2"	Bathroom	5'6" x 6'6"

East Kilbride's Local Estate Agent

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

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



Joyce Heeps Homes Ltd.

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 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.



East Kilbride's Local Estate Agent

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