

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



**Joyce Heeps**  
**HOMES**

01355 571883

## **Pembroke, Calderwood, East Kilbride, G74 3QA**

Joyce Heeps Homes are delighted to market this two-bedroom first floor flat which would be ideal for a first-time buyer or investor; it benefits from having new gas central heating (few months old) and UPVC double-glazing. It is close to all local amenities and bus services to Glasgow city centre and beyond.



### **Features**

- |                                  |  |
|----------------------------------|--|
| Gas central heating (new boiler) | Modern kitchen & bathroom                          |
| UPVC Double-glazing              | Roof terrace                                       |
| Externally refurbished block     | Convenient for local amenities and transport links |
| Close to all local amenities     |  |

**East Kilbride's Local Estate Agent**

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

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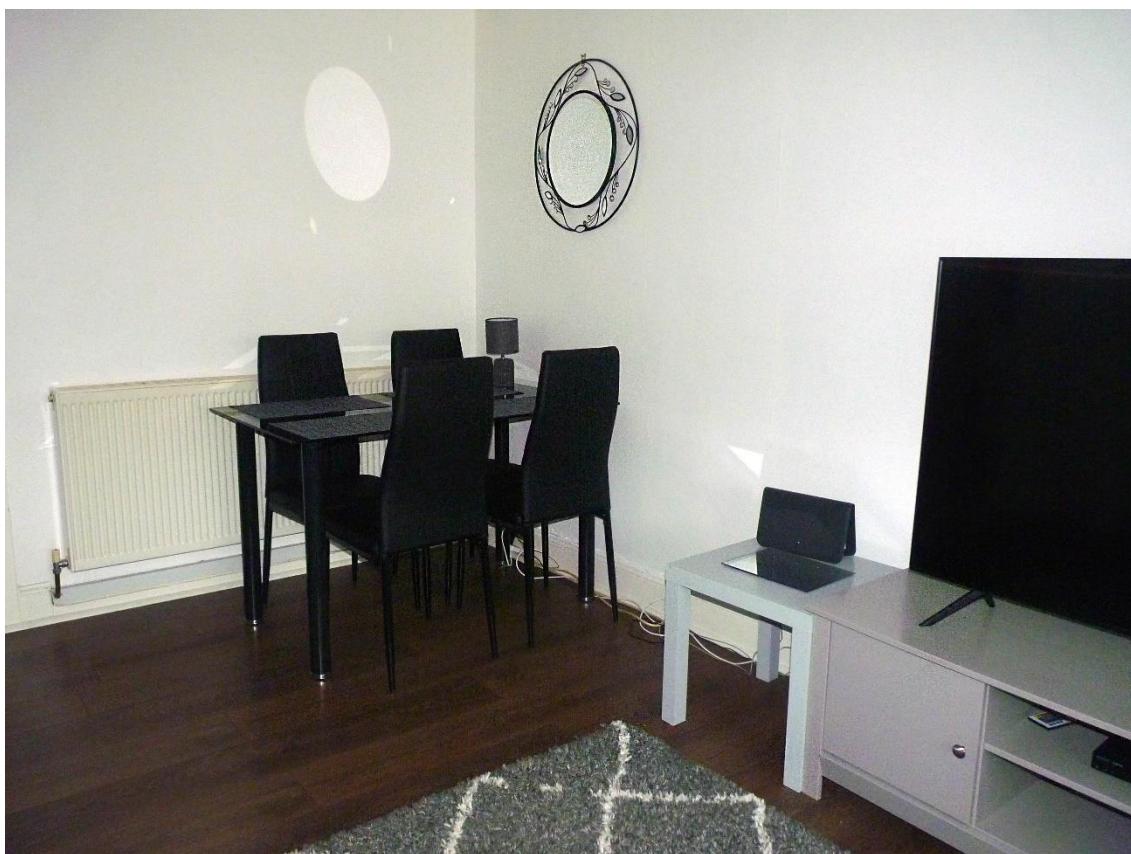


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### Description

Situated on the first floor, this freshly decorated property benefits from having gas central heating (new boiler), UPVC double glazing and modern kitchen and bathroom.



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It comprises of the entrance hallway with ample storage, bright and spacious lounge/dining area, two double bedrooms, and modern fitted kitchen and bathroom.



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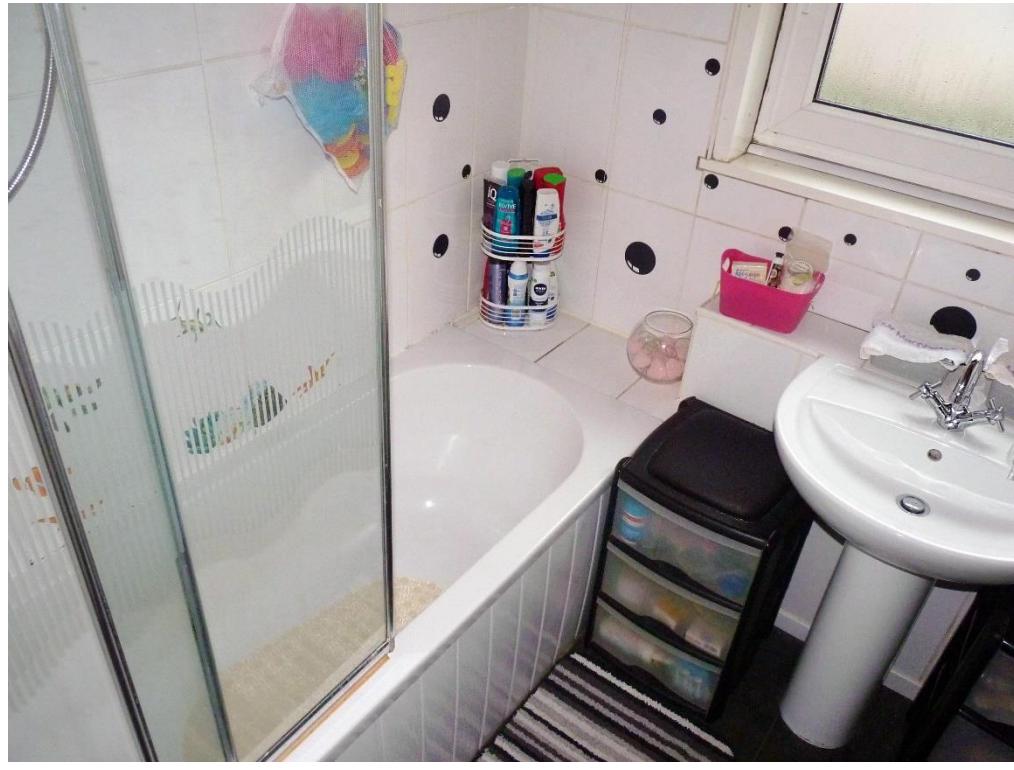
The modern kitchen has beech effect base and wall mounted units and has space for all freestanding appliances.



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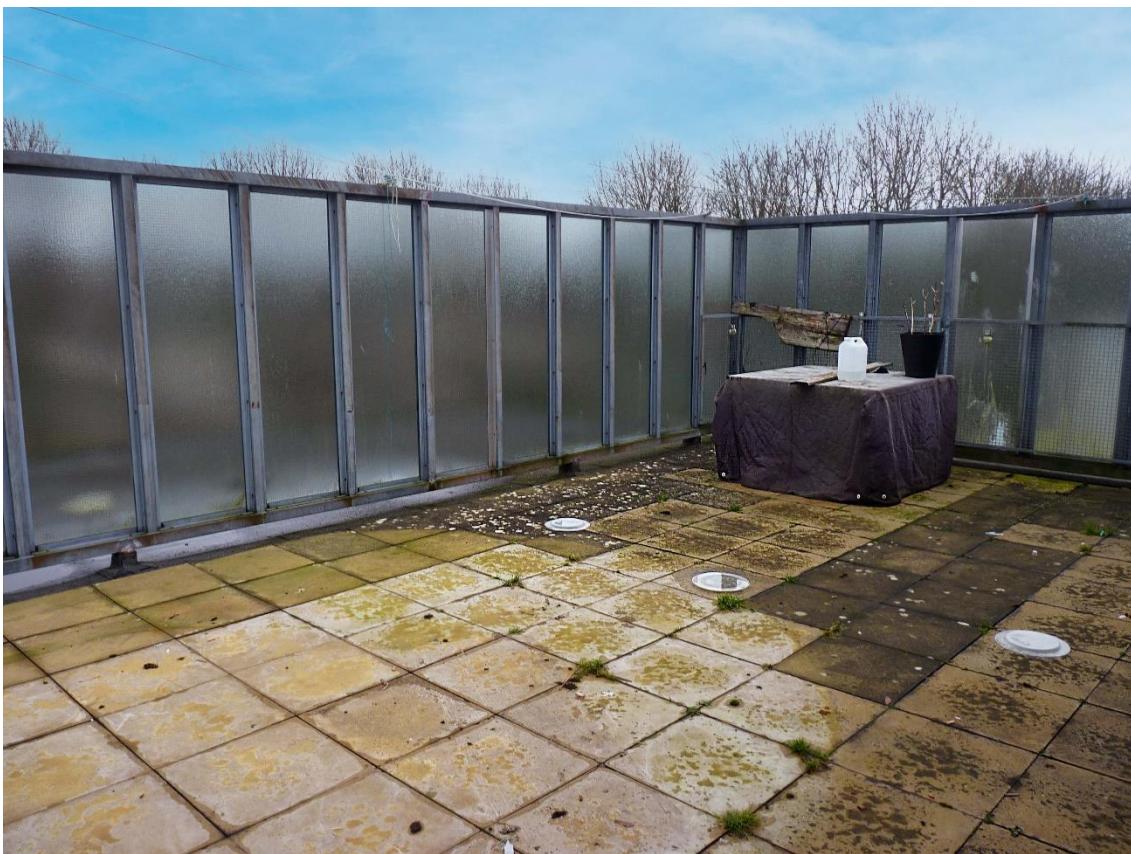


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## **Location**

The property is within Calderwood, convenient for all local amenities and transport links. East Kilbride offers an impressive range of high street shopping and entertainment venues including the HUB, EK with a range of facilities including restaurants, cinema and ice rink. The town also offers bus and rail services connecting to Glasgow City Centre and other destinations throughout west and central Scotland, as well as access to Central Scotland's motorway networks, making this a popular area.



## **Measurements**

Lounge/Dining	16'1" x 10'7"	Bedroom 2	12'11" x 9'2"
Kitchen	11'6" x 6'5"	Bathroom	8' x 6'2"
Bedroom 1	12'3" x 9'		

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## **Joyce Heeps Homes Ltd.**

For more information or to advise your interest please contact:

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**Tel: 01355 571 883**  
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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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