

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



**Joyce Heeps**  
**HOMES**

01355 571883

## **Loch Awe, St Leonards, East Kilbride, G74 2EW**

Joyce Heeps Homes are delighted to market this two-bedroom top floor flat, situated within a well-maintained block. The property has neutral décor and is close to all local amenities, and regular bus services.



### **Features**

Externally re-furbished building	Modern Kitchen & Bathroom
UPVC double-glazing	Close to local amenities
Security Entry	Convenient for transport links
Ample storage	

**East Kilbride's Local Estate Agent**

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

### Description

Situated within a well-maintained block is this spacious top floor flat. It comprises of the entrance hallway with ample storage, bright and spacious lounge/dining area with dual aspect, modern fitted kitchen, two double bedrooms and family bathroom.



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The kitchen has beech effect base and wall mounted cabinets, integrated electric oven, hob and has space for freestanding appliances.



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The property further benefits from UPVC double glazing, electric heating, security entry and is located within an externally refurbished block just a short walk from local amenities and major bus routes.



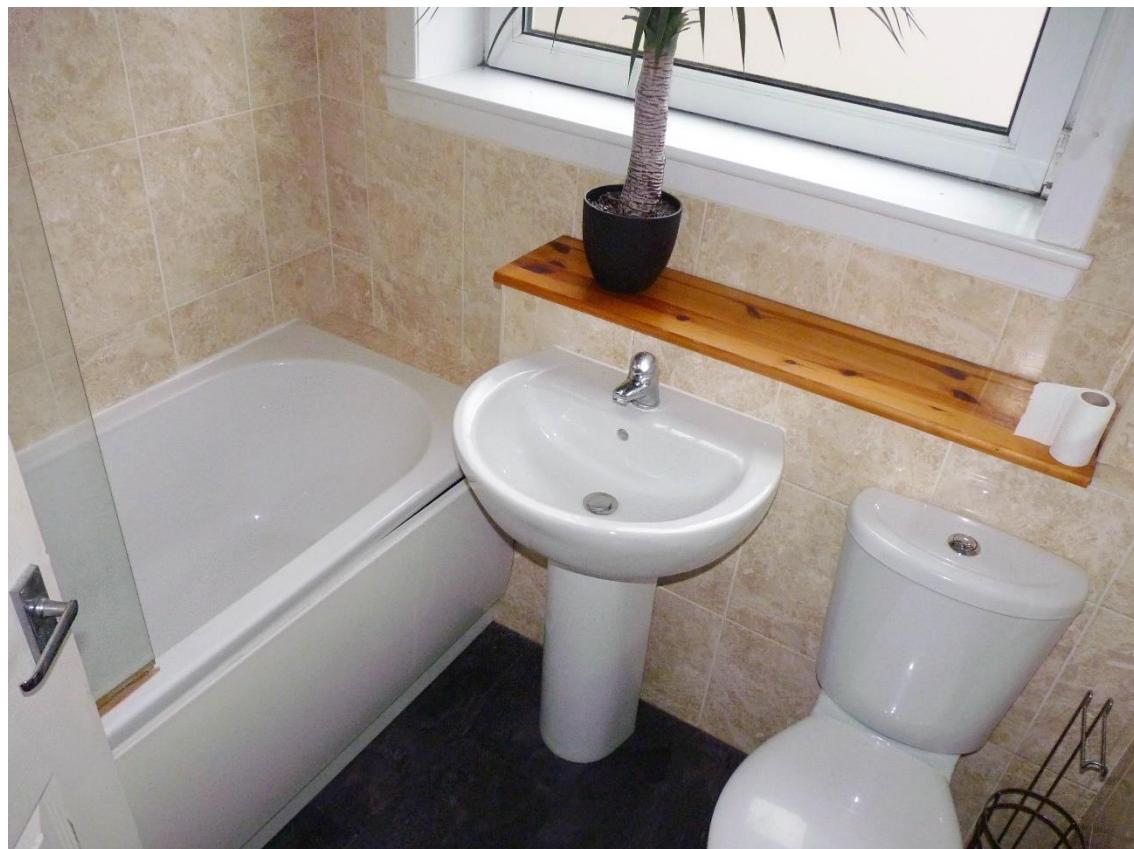
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The modern bathroom room has a white suite with electric shower over bath and glass screen.



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### **Location**

The property lies within the very popular St Leonards area convenient for all local amenities and bus services to Glasgow city centre and beyond. East Kilbride has an impressive range of high street shopping, entertainment, and sporting facilities all of which are easily accessible from the St Leonards area. 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 network.



### **Measurements**

Lounge	21'8" x 10'6"	Bedroom	11'1" x 10'6"
Kitchen	12'7" x 6'	Bathroom	6'4" x 4'6"
Bedroom	12'4" x 9'9"		

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## **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.



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