

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



Ullswater, Newlandsmuir East Kilbride, G75 8EE

Joyce Heeps Homes are delighted to market this two-bedroom terraced villa with driveway and garage. It is upgraded throughout to a very high standard. The area is convenient for all local amenities, primary and secondary schools, and Hairmyres Train Station.



Features

Driveway	Gas central heating
Downstairs WC	UPVC double-glazing
Lounge/dining room	Low Maintenance rear garden
2 double bedrooms	Regular bus services
Stylish bath/shower room	Convenient for Hairmyres Train Station

East Kilbride's Local Estate Agent

www.joyceheepshomes.com
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01355 571883

This two-bedroom terraced villa is a credit to the current owners in an area convenient for all amenities and regular bus services.

It comprises on the ground level of the entrance vestibule, spacious lounge/dining room, modern fitted kitchen, and cloaks WC.



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



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The open stairway from the dining area leads to the two double bedrooms, and family bathroom with thermostatic shower over the bath and glass screen. The front garden is laid to lawn with tarmac driveway leading to the integral garage.



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The property is very tastefully decorated in neutral tones, and the loft can be accessed from the bedroom.

The front garden is laid to lawn, with tarmac driveway. The no maintenance rear garden has artificial lawn, with loose chip border, timber decked patio area and is surrounded by timber perimeter fencing.

Location

The property is within Newlandsuir convenient for primary and secondary schools, and sports and recreational facilities. Hairmyres Train Station, and East Kilbride Town Centre are easily accessible, and there are regular bus services connecting to Glasgow and other destinations throughout West and Central Scotland. East Kilbride also boasts first



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class access to Central Scotland's motorway networks, making the area popular with commuters.

Measurements

Lounge/dining room	21'3" x 121'11"	Bedroom	8'1" x 13'8"
Kitchen	7'5" x 7'8"	Bedroom	9'3" x 11'2"
Cloaks WC	3'6" x 4'8"	Bathroom	7'0" x 7'10"



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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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