

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



Griffon Crescent, Mavor Park Gardens East Kilbride, G74 4FT

Joyce Heeps Homes are delighted to market The Balmoral Show Home built by Barratt Homes, on which Part Exchange and further incentives are available. It is a fully furnished 4-bedroom detached villa with double detached garage giving access to the motorway network, train station and regular bus services.



Features

Monobloc driveway & detached double garage

All furniture and fixtures included

Landscaped gardens

Open kitchen/family/dining room including integrated appliances

Utility room

Cloaks WC

Four bedrooms and 5th bedroom/computer room

En Suite shower room & Family bathroom

Solar panels, gas central heating & UPVC double-glazing

East Kilbride's Local Estate Agent

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

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Joyce Heeps HOMES

01355 571883

Description

Set within Merlin gardens is The Balmoral, the ex-show home is a spacious 4/5-bedroom detached villa. It includes all furniture, and high-quality fixtures and fittings.



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It comprises on the ground level of the welcoming hallway, spacious lounge, open kitchen /family /dining room, utility room, cloaks WC and home office/5th bedroom.



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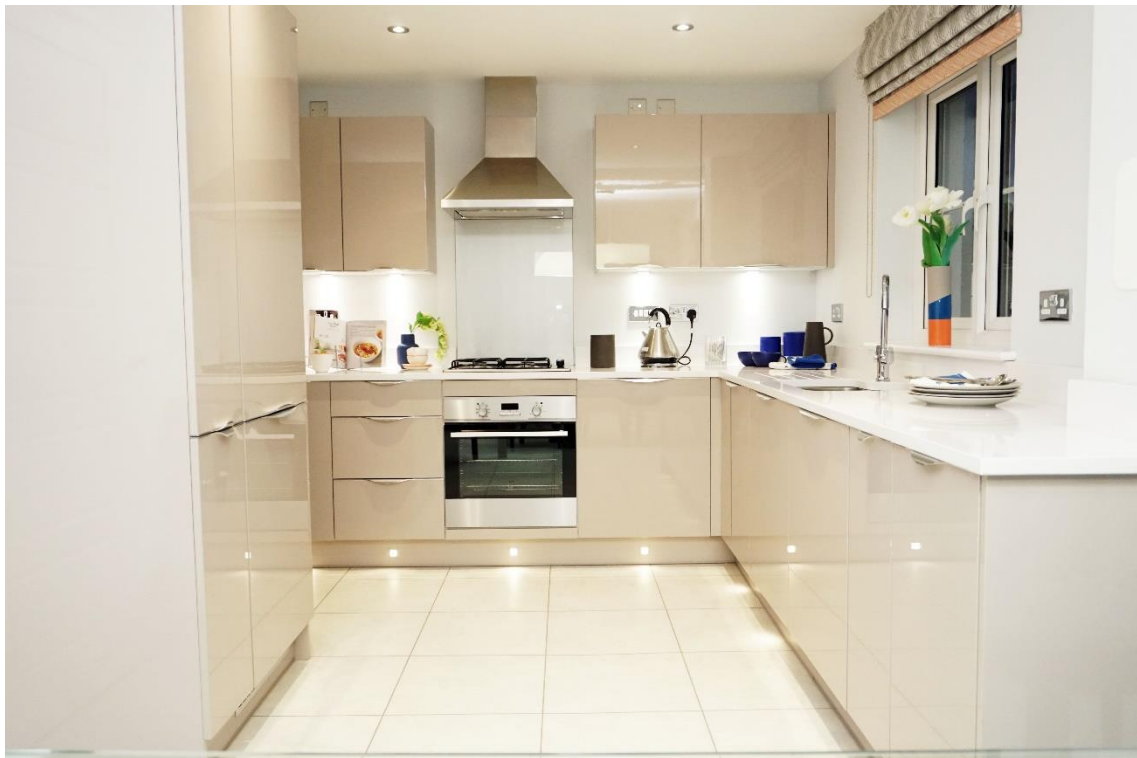
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The kitchen has high gloss cabinets and includes the integrated electric oven, gas hob, extractor, fridge freezer, and dishwasher.



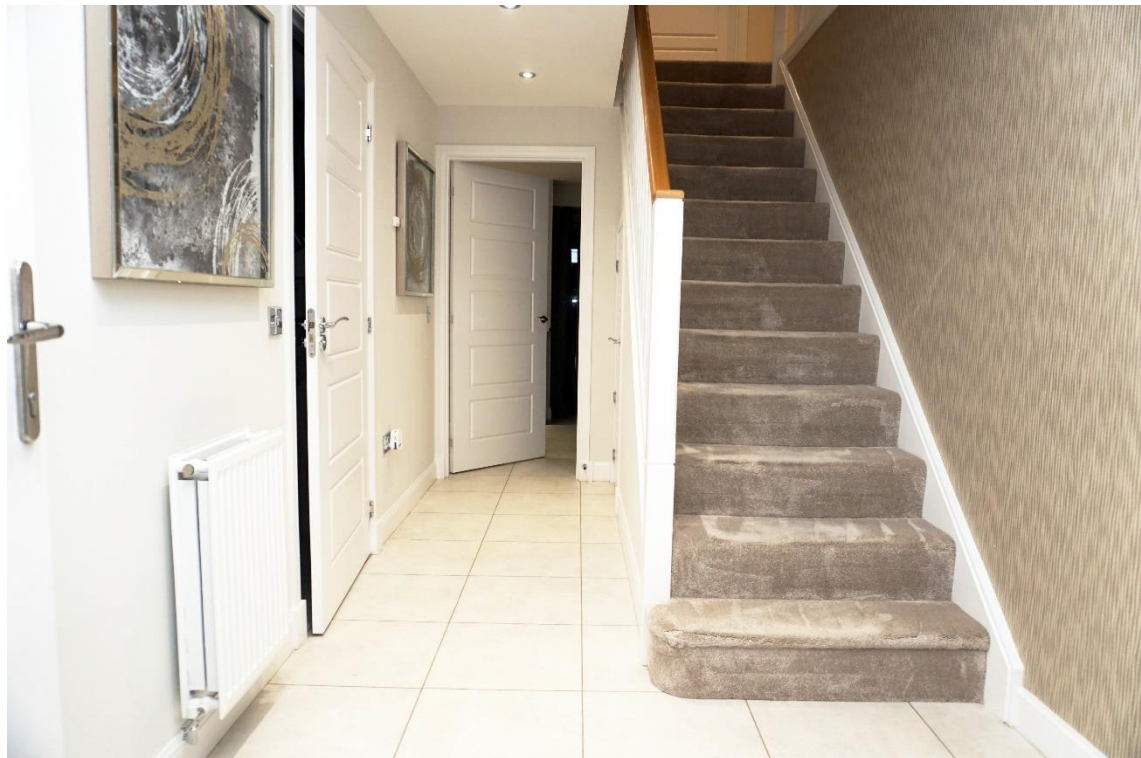
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The utility room has space for the freestanding washing machine and tumble dryer.



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The upper level comprises of 4 well-proportioned bedrooms all with fitted wardrobes, en-suite shower room and stylish family bathroom.



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The property is very tastefully decorated throughout, has ample storage and the loft can be accessed from the upper landing.



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The landscaped front and rear gardens are laid mainly to lawn, there are mature planted borders, and the rear garden is surrounded by timber perimeter fencing.



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The council tax band is F

Location

The property is within the desirable Merlin Gardens development, convenient for East Kilbride Train Station, regular bus services, and the motorway network linking West Central Scotland and beyond. It is within easy reach of primary and secondary schools, sports and recreational facilities, East Kilbride Town Centre, Village and is very close to Kingsgate Retail Park.



Measurements

Ground floor

Lounge	15'11" x 12'3"
Kitchen/dining/family	11'5" x 27'11"
Utility room	5'8" x 8'1"
Home Office/Computer room	4'8" x 8'1"
Cloaks WC	4'8" x 8'1"

1st Floor

Bedroom 1	13'7" x 12'4"
En suite	5'11" x 5'11"
Bedroom 2	13'7" x 11'6"
Bedroom 3	11'3" x 10'8"
Bedroom 4	10'1" x 9'2"

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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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