Located within Calderwood in a pocket ideal for young families is this well maintained three-bedroom linked villa with integral garage. It is conveniently located for all local amenities and transport links.

This three-bedroom linked villa with integral garage is situated in a popular pocket within Calderwood and has been well maintained throughout. It comprises on the ground level of the entrance vestibule, hallway bright and spacious lounge/dining room and modern fitted kitchen. The stairway leads to three double bedrooms, modern family bathroom and allows access to the loft from the upper landing. It benefits from having UPVC double glazing gas central heating, is set within low maintenance gardens to both front and rear and has a driveway leading to the integral garage. The area is conveniently located for primary and secondary schools, pre-school nurseries, South Lanarkshire College all local amenities and transport links.
Accommodation

Entrance Vestibule

The entrance vestibule is accessed through the UPVC double glazed door at the rear of the property. The décor is neutral it has laminate floor covering and leads to the hallway.

Entrance Hallway

This welcoming entrance hallway is entered via the UPVC double glazed door at the front of the property it leads to the bright spacious lounge/dining, modern fitted kitchen and vestibule on the ground level. The stairway leads to the three double bedrooms and modern family bathroom on the upper level. It has neutral décor, laminate floor covering on the ground level and carpet to the stairway and upper landing. There is a window to the front of the property from the stairway, two storage cupboards and allows access to the loft from the upper landing.

Lounge16’6” x 12’4”

This bright and spacious lounge/dining room is accessed via the hallway and overlooks the rear garden. It has neutral décor, ceiling coving and laminate floor covering.
Dining Kitchen 12’5” x 17’2”

The modern fitted kitchen is accessed via the hallway and overlooks the front of the property. It has a full range of high gloss white base and wall mounted units, contrasting work surfaces, a stainless-steel sink, integrated electric oven, ceramic hob and space for all freestanding appliances. The décor is neutral with splash back tiling to the walls and ceramic floor tiles.

Bedroom 1 11’9” x 10’9”

This spacious double bedroom overlooks the front of the property. It is tastefully decorated, has one feature wall and is carpeted.
Bedroom 2 13’11” x 8’5”

This second double bedroom overlooks the rear of the property. It is decorated in neutral tones and has laminate floor covering.

Bedroom 3 10’8” x 7’8”

This further double bedroom also overlooks the front of the property. It has neutral décor, laminate floor covering and has a storage cupboard.
Bathroom 7’10: x 5’2”

The modern family bathroom has an opaque window to the front of the property. It has a three-piece white suite, vanity storage an electric shower over the bath and glass screen, a heated towel rail and is fully tiled to the walls and floor.

Gardens

The property is set within low maintenance gardens to both the front and rear. The front is laid to lawn, the rear garden is laid to mainly to lawn, has a planted border, a timber perimeter fence and driveway leading to the integral garage.
Location

East Kilbride boasts a wide and varied range of amenities including shopping Centers, retail parks, bars, restaurants and nightlife. It has several Sports Centers and swimming pools amongst other recreational facilities. Primary and secondary schools and pre-school nurseries are close by and South Lanarkshire College is located within close proximity. The area benefits from excellent bus and rail services and motorway links, providing access in and around the central belt.
Joyce Heeps Homes Ltd.

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