



16 DUART DRIVE

EAST KILBRIDE

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5 | BEDROOMS

2 | BATHROOMS

3 | WC

3 | PUBLIC ROOMS

Set within a very desirable and sought after residential pocket of Stewartfield, East Kilbride, this is a superb, detached family home occupying a prime position within a delightful cul de sac. Internally the property has been tastefully decorated with a mix of modern and neutral décor throughout. The properties' location also makes this property an ideal purchase given its close proximity to local schools, commuting links and nearby amenities.

The property comprises of a beautiful front facing lounge, a separate rear facing dining room and a beautiful spacious open plan kitchen with space for breakfasting and dining which offers access to a large rear facing sunroom/conservatory overlooking the rear gardens. The lounge and dining room both offer fitted carpet and decorative coving, with the lounge perfect for relaxing and family entertaining whilst the dining room is perfect for both formal and informal eating. The kitchen is fantastically spacious, fitted to include a great range of wall and floor mounted units as well as offering a selection of integrated appliances. It also offers further space for additional free-standing appliances complete with laminate flooring, space for eating and door access into the garage as well as out to the conservatory. The lower-level benefits from a modern two-piece w/c.

There are five very well-proportioned bedrooms on the upper level and main family bathroom. Bedrooms one, two and three all benefit from fitted wardrobes with the master bedroom also offering access to a stylish en-suite shower room. The bathroom has been fitted to include a three-piece white suite incorporating an overhead shower unit and complete with wall and floor tiling. Specification includes gas central heating and double glazing throughout along with very well managed and maintained gardens to the front and rear with the front garden benefiting from a multi car driveway leading to a single car garage. The rear garden also boasts a great decked patio area.





East Kilbride is one of Scotland's largest and newest towns enjoying a central locale with ample bus and rail services and motorway links providing access in and around the central belt. Some of the local amenities include a multiplex cinema, ice rink, the Arts Centre, the Dollan Aqua Centre, as well as several Sports Centres, Golf Courses and numerous other recreational facilities. From the historic Village to a thriving leader in commerce and technology, the town of East Kilbride plays host to a variety of local clubs and societies with easy access to Calderglen, Strathclyde and Chatelherault Country Parks. East Kilbride offers a range of primary and secondary schooling, and South Lanarkshire College is located in the town also.

CC0772 | Sat Nav: 16 Duart Drive, East Kilbride, G74 4BJ

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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