



21 VIEWFIELD GARDENS

NERSTON

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5 | BEDROOMS

5 | BATHROOMS

3 | PUBLIC ROOMS

1 | STUDY

An exceptionally well finished, modern six-bedroom detached villa which is peacefully tucked away in this wonderful and exclusive development.

An exceptionally well finished, modern detached villa which is peacefully tucked away in this wonderful and exclusive development. Built circa 2017 by Cala Homes in the style of the 'Moncrieff' this lovely sized family home has gone through significant improvements and upgrades and has benefited from a double garage conversion.

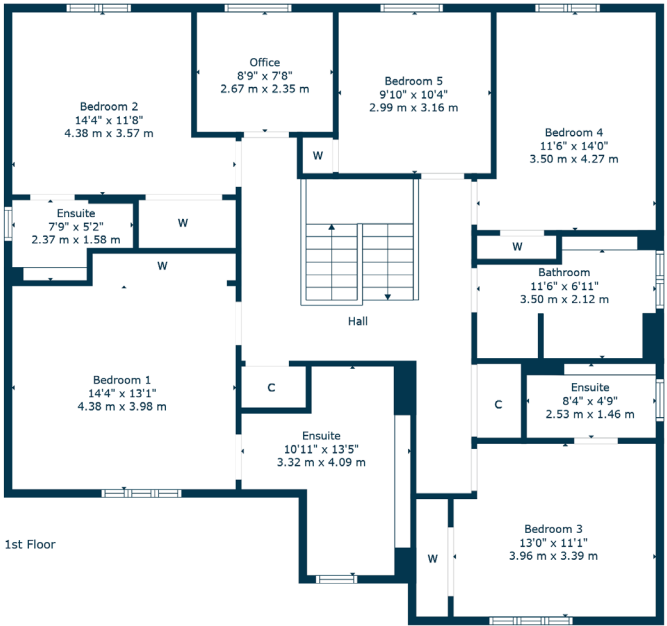
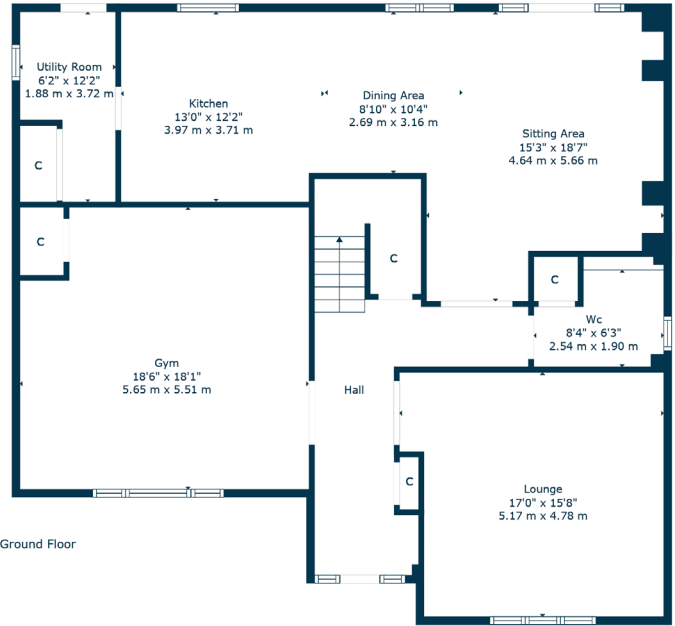
This expansive home is designed over a two level layout and extends to in excess of 2700 sq ft of large light-filled open plan living spaces that flow effortlessly between each other and the outdoors. Despite the abundance of glazing, the property supports a desire for privacy, being tucked away on a large private plot with pleasant open aspects.

Internally, the downstairs consists of the warm and welcoming formal lounge with feature double doors and garage conversion currently utilised as home gymnasium with ample storage. The kitchen, dining and family area is most impressive, enjoying the full breadth of the house and almost constant sunlight from the garden. With top of the range integrated appliances, an exquisite island and ample room for a sizeable open plan dining space, it is perfect for larger families looking for a true flowing open dining and socialising experience. Completing this level is, utility room with further storage, back door, and generously sized cloakroom/W.C.

Upstairs, the property consists of six well-proportioned bedrooms, all with built in storage and ample room to spare. The principal bedroom further benefits from a coveted dressing area with walk-in wardrobes, striking Juliette balcony and large four-piece en-suite. There are a further two, three-piece en-suites, which are rarely available in most households. The four-piece main bathroom offers plenty of space and finished with fashionable tiling. Two spacious storage cupboards complete the upstairs level, making it extremely practical as well as opulent. Specification includes Silestone Worktops and Ashley Ann styled Kitchen, Amtico flooring, fitted wardrobes in five of the bedrooms.

Externally the expansive and private south facing rear landscaped gardens have been levelled and laid for ease of maintenance with high quality artificial lawn and for year-round use electric operated awning with patio heaters. The front offers ample vehicular parking and has very little through traffic.





Viewfield Gardens, although semi-rural allows easy access to whole host of local amenities Nerston is extremely convenient for local retail park Kingsgate offering Sainsburys, Nike, Halfords, Marks and Spencer amongst others with a choice of eateries and frequent road and rail links to Glasgow, East Kilbride, Hamilton and the rest of the central belt. Popular primary and secondary schooling is within easy reach.

CC0805 | Sat Nav: 21 Viewfield Gardens, Nerston, G74 4XW

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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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