



ESTATE AGENTS

35 Thomas Tunnock  
Grove  
Glasgow



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## 3 | PUBLIC 5 | BEDROOMS 3 | BATHROOMS

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Built circa 2015 by Stewart Milne Homes in the style of the "Laurieston", this lovely family villa is one of the larger style homes and enjoys one of the preferred plots within the development. The rooms are bright airy and finished with a mixture of quality carpeting, tiled and vinyl floor coverings and feature gas central heating and upvc double glazing. The bathroom and en-suite are finished with modern white sanitary ware whilst the spacious dining kitchen incorporates a range of integrated appliances.

The accommodation comprises galleried reception hall, cloakroom wc, beautifully lounge, sitting room, spacious dining sized kitchen which is open plan to the living room, separate utility room, five bedrooms, two en-suites and a family bathroom. There is a detached double garage.

To the front of the property is a monoblock driveway whilst the enclosed rear garden has patios, decking, a large lawn and bedding areas.

Thomas Tunnock Grove is set within Stewart Milne's highly desirable Sunnymead development and is conveniently placed for Uddingston Main Street and its amenities. There are a great choice of restaurants, bistros and pubs nearby as well as Marks & Spencers, Tesco and numerous independent shops. The local school catchment is well regarded for both primary and secondary schooling. For those commuting by public transport there are regular bus and train services Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.







RESIDENCE





## Thomas Tunnock Grove



Floor Plan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

### Viewing by appointment with Residence Uddingston

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**01698 444222**

### 1614.00 sq ft

We believe these details to be accurate, however, they do not form any part of a contract. Fixings and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.