



RESIDENCE

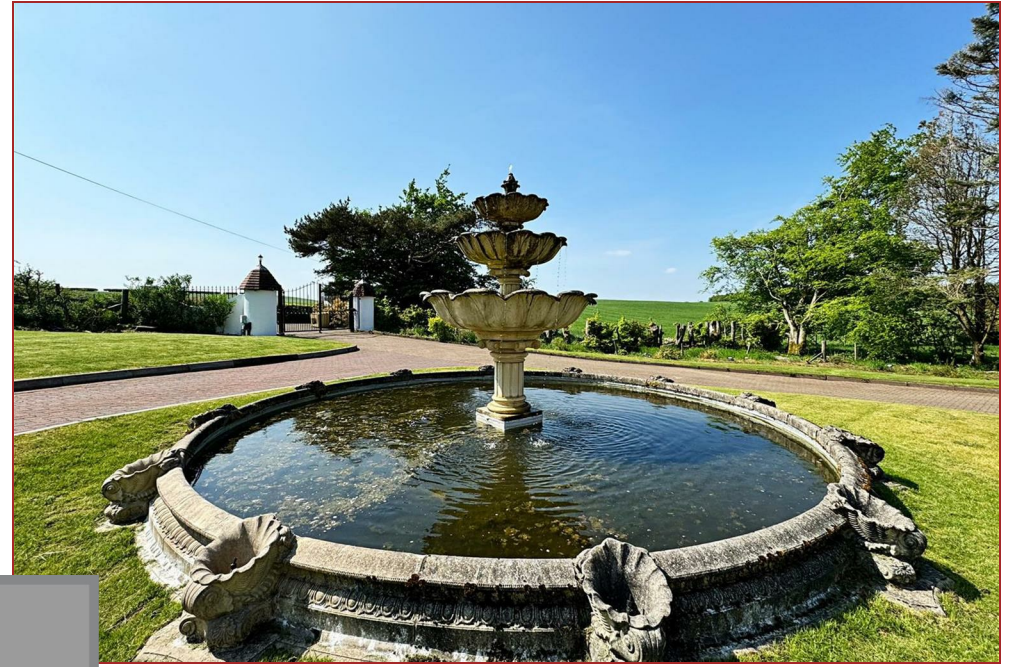
Braefoot House Kittochside Road, Carmunnock, G76 9EP

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



Viewing by appointment with Residence Uddingston

T: 01698 444222 | E: [uddingston@residenceestateagents.co.uk](mailto:uddingston@residenceestateagents.co.uk) | A: 61-63 Main Street, Uddingston, G71 7EP



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## 4 Bedrooms | 4 Public Rooms | 4 Bathrooms



Braefoot House is a beautifully presented and substantial 4 bedroom, 4 public room family detached villa that sits behind electric security gates and mature gardens that extend to circa 1 acre or thereby.

This attractive and locally admired home occupies a private and secluded position set in a beautiful location on the periphery of the picturesque conservation village of Carmunnoch.

The home has been extensively upgraded and is a wonderful family home offering an array of bright, airy and spacious apartments formed over 3 levels.

The property is accessed via electric security gates with a sweeping, circular driveway leading to a canopied entrance and a triple detached garage.

The accommodation comprises a grand and welcoming reception hallway, a beautiful formal lounge with a feature fireplace and access to the rear gardens, a lovely family room, a spacious dining sized integrated kitchen with a range of wall and base mounted units and quality worktops, WC, useful utility/laundry, and generous living room with internal glass doors leading to a snooker/entertainment room. Upstairs provides a bright and spacious galleried landing with a feature window to the front, there are 4 gorgeous, bright and airy bedrooms with 2 contemporary en-suites and a stylish and sizable family bathroom.

The home features an attic room, accessed by way of a spiral staircase which may be used for a variety of recreational/ entertainment uses or indeed a further bedroom apartment.

Further features of the home include the high spec finish, lovely styling/interior design and soft furnishings, contemporary designed and fitted wet room, bathroom and en-suite, oil fired heating, replacement double glazing, security alarm system and electric security gates.

Externally there are beautiful garden grounds surrounding the home with open aspects to the surrounding countryside beyond.

Early viewing of this wonderful home is highly advised.

Council Tax Band - G



5295.00 sq ft | EER = E



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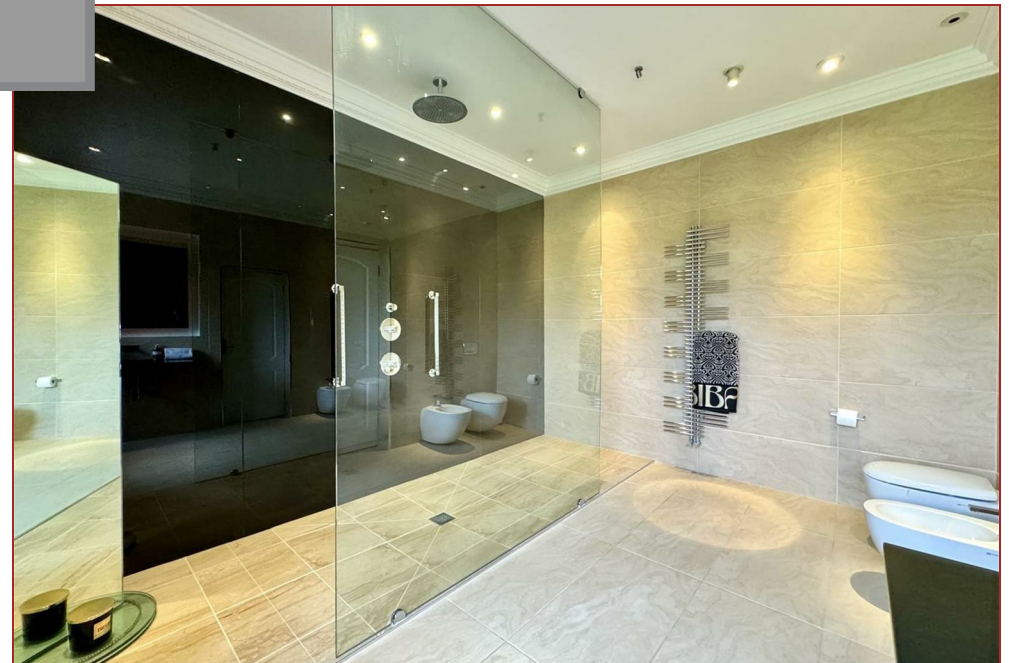


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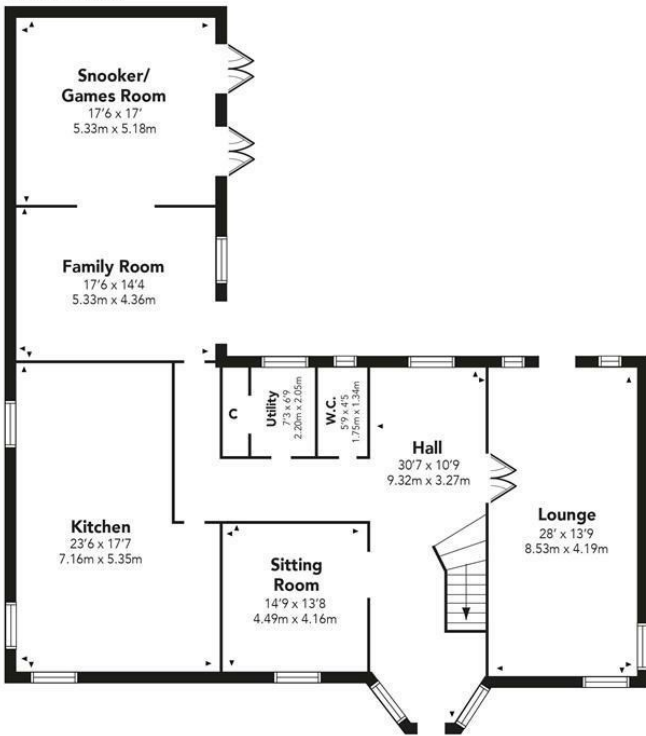




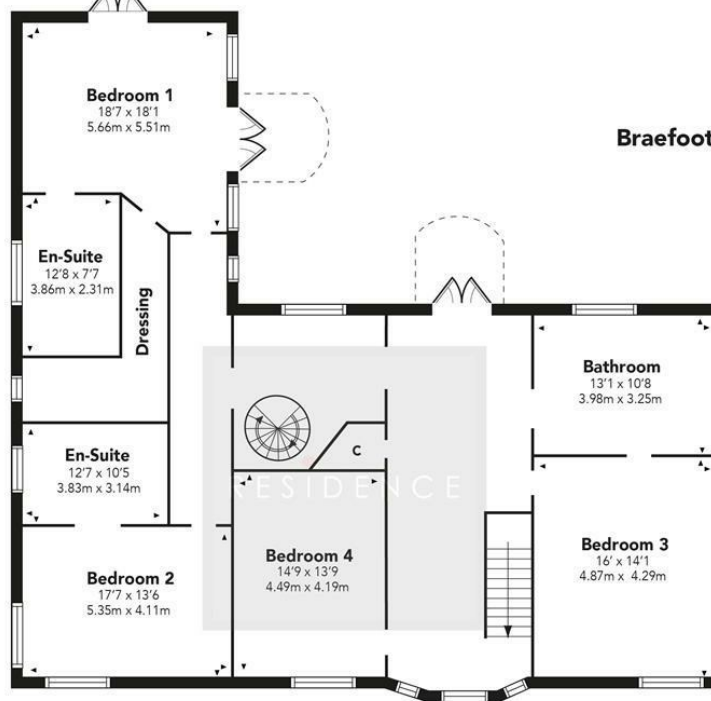
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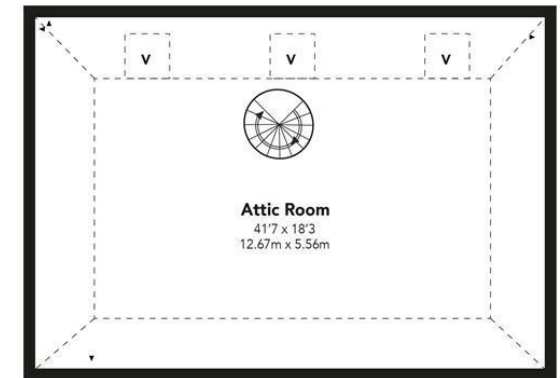
**GROUND FLOOR**



**FIRST FLOOR**



**Braefoot, Kittochside Road**



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

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures 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.