



RESIDENCE

1 Kylepark Crescent, Uddingston, G71 7DQ

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston

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RESIDENCE





4 Bedrooms | 2 Public Rooms | 2 Bathrooms

****CLOSING DATE - FRIDAY 21ST MARCH AT 12NOON****

Arguably one of the finest sandstone properties to grace the market in recent times, this beautifully presented and locally admired four bedroom family home has the most tranquil of settings of any property nearby. With the River Clyde at the bottom of the garden, fishing rights to the river and frequent sightings of Pink Footed Geese this property will be a rare find for any discerning buyer.

Alongside a wealth of impressive period features, this home offers spacious and versatile accommodation ideal for family living. The floor plan provides a detailed layout of this comfortable and well laid out home. The ground floor accommodation comprises an impressive reception hallway, a formal bay window lounge with a feature fire surround, an impressive formal dining room again with a wealth of period features, a sitting room/bedroom four, a dining kitchen, a utility room and downstairs shower room. The upper floor features three double bedrooms with stunning views across the river. Completing the accommodation is the large family bathroom.



Located in one of the most desirable addresses in Uddingston and within easy walking distance of numerous local amenities and transport links, this property offers a rare opportunity to acquire a characterful and impressive family home in a highly sought after location. With large gardens at both the front and rear complemented by impressive manicured lawns, bedding plants and enclosed by way of fencing and gated to the front with a driveway and garage.

Kylepark Crescent is conveniently located close to Uddingston Main Street and its amenities which include a great selection of restaurants and cafes as well as Marks & Spencers, Tesco and numerous independent shops. The local school catchment is well regarded for both primary and secondary schooling.

1872.00 sq ft | EER = D



RESIDENCE





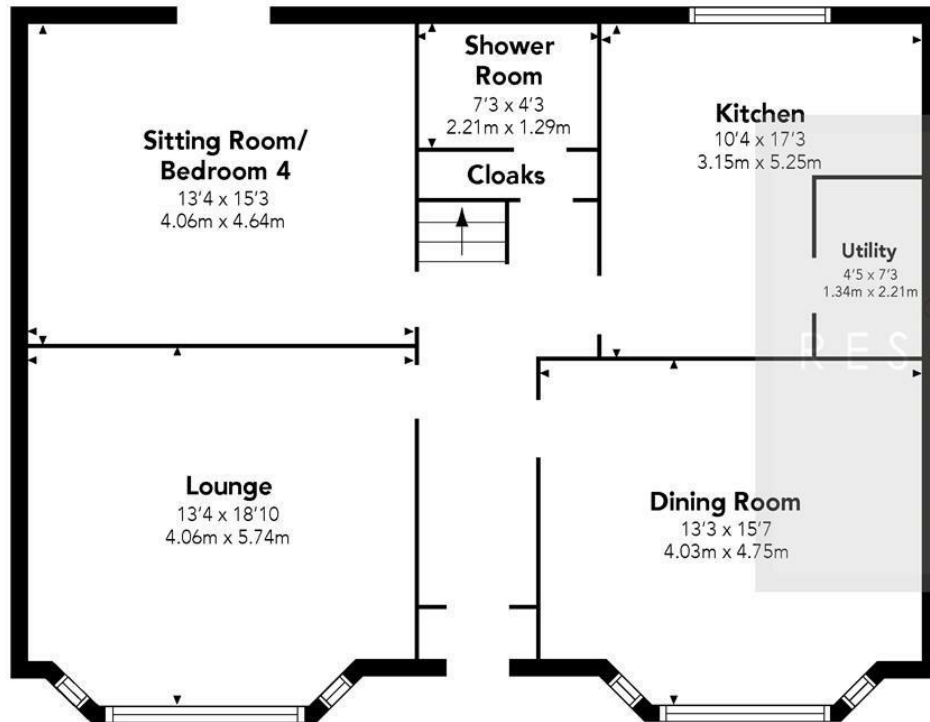
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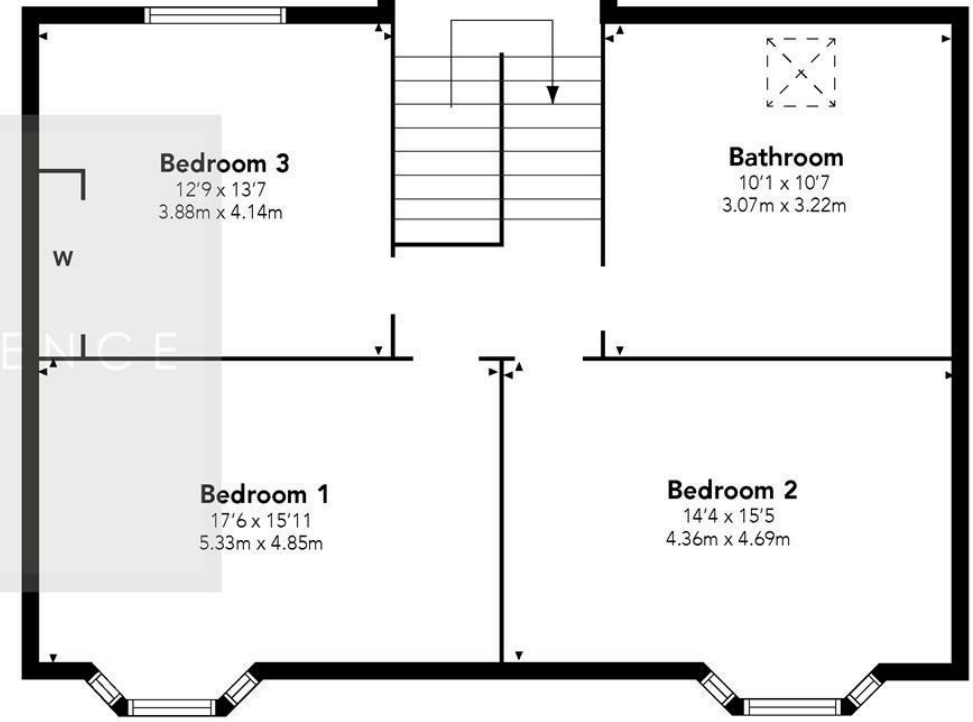


Kylepark Crescent

GROUND FLOOR



FIRST FLOOR



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.