



RESIDENCE

58 Criffell Road, Mount Vernon, G32 9JQ

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## 4 Bedrooms | 1 Public Rooms | 3 Bathrooms

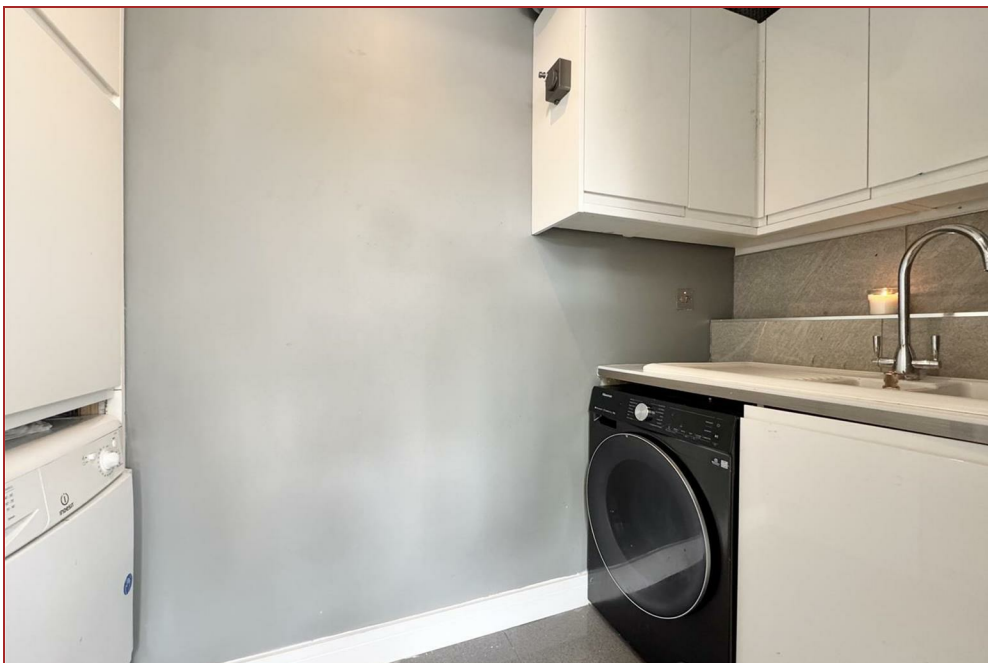
This beautifully presented and substantially extended four-bedroom semi-detached home offers an exceptional amount of living space, ideal for modern family life. Thoughtfully expanded with a full double-storey side extension and a single-storey rear extension, the property effortlessly combines contemporary design with functional versatility. Situated in a sought-after residential area, it benefits from off-street parking to the front, making everyday convenience a priority.

Upon entering, the home welcomes you with a sense of warmth and space. The ground floor showcases a stunning open-plan kitchen, dining, and family area that forms the true heart of the home. This impressive space features a large central island perfect for casual meals or entertaining, complemented by high-quality fittings and ample storage throughout. Exceptional bi-folding doors open fully onto the rear garden, seamlessly blending indoor and outdoor living and creating a bright, airy environment ideal for both relaxing and entertaining. A separate utility room is situated off the kitchen.

The property boasts four well-proportioned bedrooms, two of which benefit from modern en-suite shower rooms. Each bedroom is finished to a high standard and offers comfortable accommodation, while the overall layout ensures flexibility to suit a range of family needs. The family bathroom is stylish and well-appointed, offering a practical and contemporary finish.

A further notable feature is the fully floored and lined attic, currently being utilised as an additional bedroom. This versatile space provides excellent potential for a home office, playroom, or guest accommodation, subject to the relevant consents.

With generous living areas, high-end finishes, and a thoughtfully designed layout, this exceptional home delivers both comfort and style. Its desirable location and impressive extensions make it a must-see for families looking for space and quality in equal measure.



1474.70 sq ft | EER = C





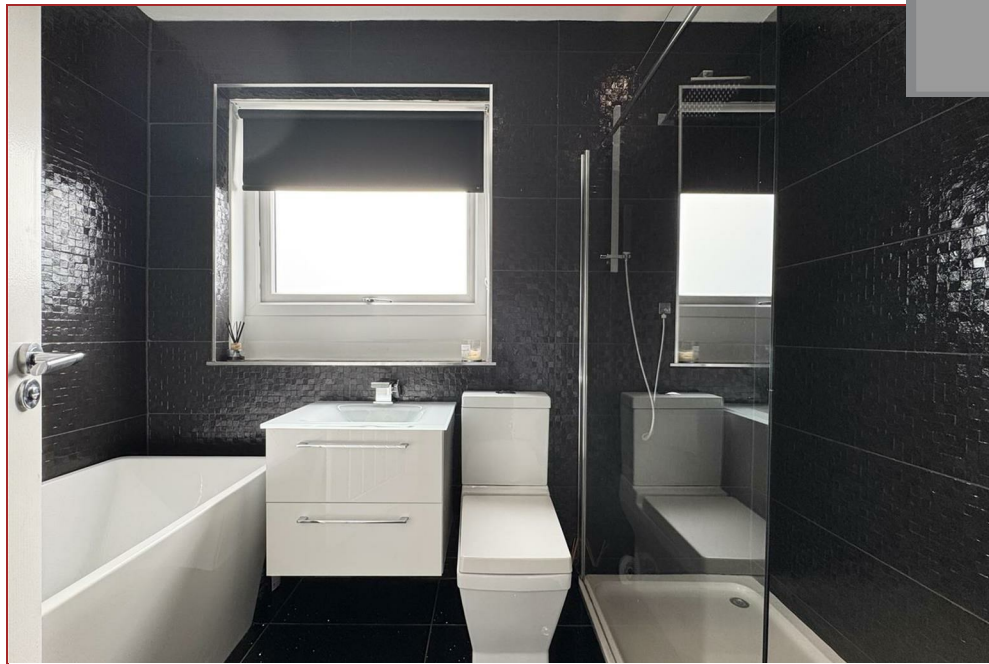
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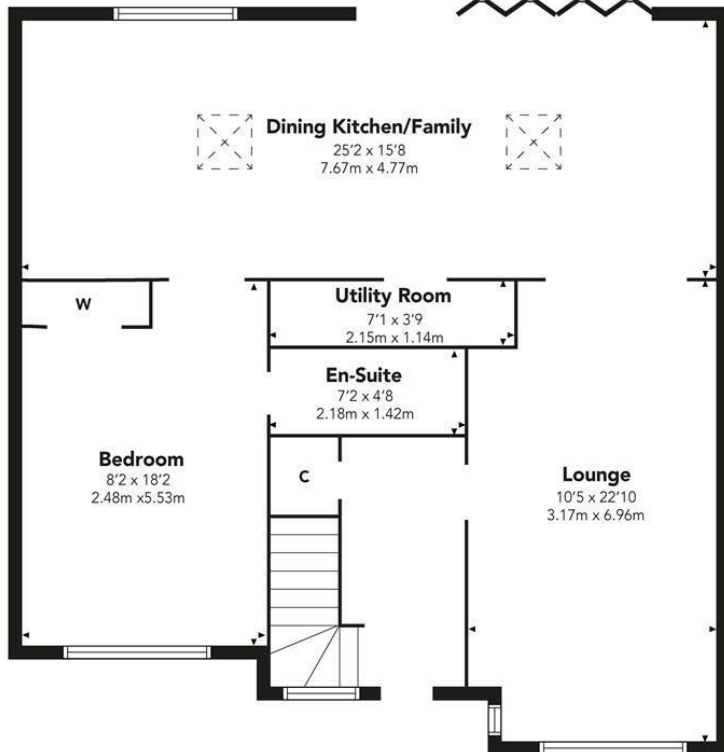




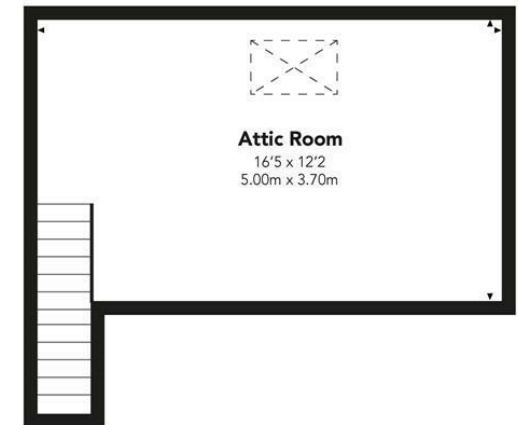
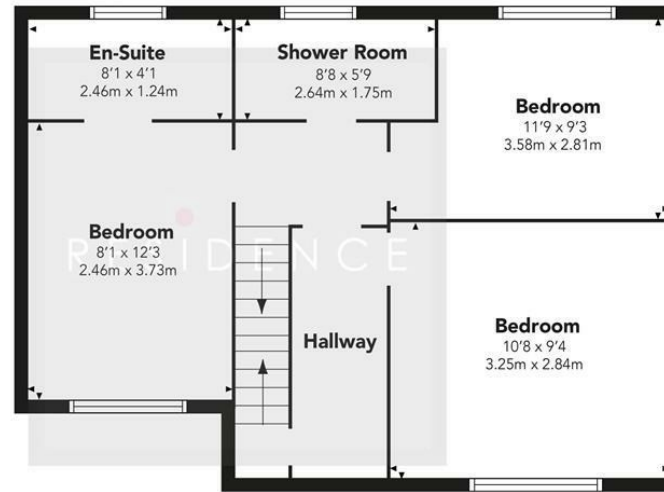


## Criffell Road

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.