



## Detached House

33 Pentland Road, Lindsayfield, East Kilbride, G75 9GF

**Offers Over £270,000**



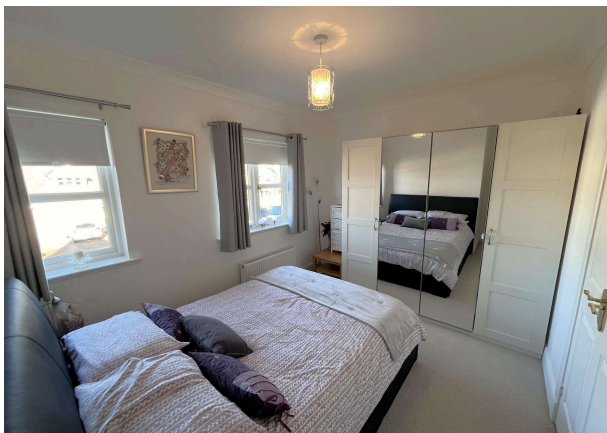
**properties**

Solicitors and Estate Agents









## Description

A wonderful opportunity to acquire this exceptional 4 bedroom detached villa situated within a much admired established development. Offering superb family accommodation this property has been enhanced over the past five years by the current owners with modifications including the beautifully refurbished dining kitchen & utility room, re-modelled downstairs wc, fresh decor, renewed gas central heating boiler and several new radiators.

The property has a lovely appearance sitting on a level plot with mono block driveway and small lawn to front whilst to the rear is a fabulous south facing garden with large lawn and decking enclosed by timber fencing. The integral garage has a fob operated electric door and a courtesy side door.

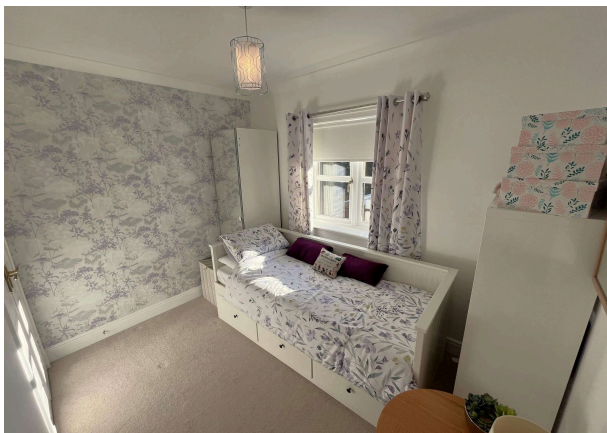
Internally the accommodation is spacious and versatile with excellent storage space available. An entrance vestibule leads to the L-shaped reception hall with stairway off leading to the upper floor. The formal lounge is a comfortable reception room with broad bay window projection to the front elevation adding additional depth. The focal point of this room is the feature fireplace with gas fire. The beautifully remodelled WC is found off the reception hall and a store cupboard is adjacent.

To the rear of the ground floor is the absolutely stunning dining kitchen which is a real highlight of this property. There is an integrated Bosch oven & electric hob and a Cooke & Lewis stainless steel island cooker hood. The dining area has ample space for a dining table and chairs and French Doors lead directly out to the garden decking. A deep L-shaped under stair cupboard provides additional storage space. The utility room has matching worktop and fitted units to those in the kitchen and the Worcester Combination boiler is housed to one wall. A door gives access to the gated side pathway.

Upstairs the sweeping staircase has a broad window on the half landing and the long upper hallway leads to all four bedrooms and the family bathroom. The enlarged ceiling hatch has a timber fold down ladder giving convenient access to the partially floored loft space. All four bedrooms are nicely proportioned and offer versatility for a growing family. The master bedroom has a luxurious en-suite shower room and fitted wardrobes. Bedrooms two and three also have built in wardrobes and the fourth bedroom is presently being utilised as an office. Mention should be made of the pleasant aspects particularly to the rear over the gardens and to the woodland beyond. The family bathroom has a stylish design boasting bath and a separate shower cubicle.

The windows and doors are double glazed and there is a modern gas central heating system, the Worcester boiler installed circa 2021. The contemporary vertical radiators in the lounge and hallway are both aesthetically pleasing and practical design features.

Pentland Road forms part of the desirable Lindsayfield Estate lying approximately 4 miles south of East Kilbride Town Centre. There are convenient local amenities within the immediate area including a Morrisons Supermarket & Petrol Station, The Oystercatcher Pub Restaurant and Greenhills Shopping Centre. The wider East Kilbride area offers a host of shopping & recreational facilities, schools and transport links. There are regular services operating from East Kilbride and Hairmyres Train Stations and excellent road links, the Glasgow Southern Orbital linking to the M77 Motorway. Other nearby landmarks include Calderglen Country Park, Police Scotland College Jackton and University Hospital Hairmyres.



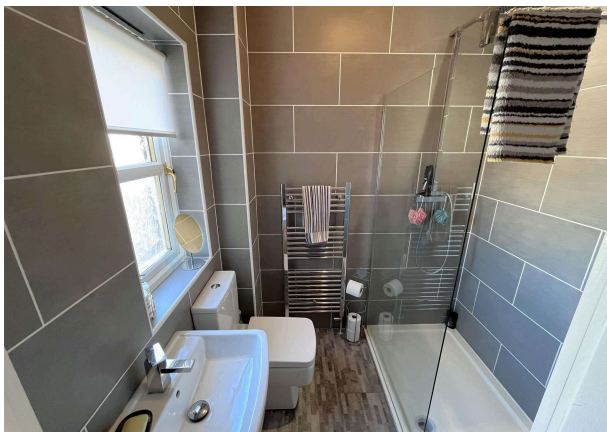
## Room Dimensions

Entrance Vestibule	2.29 m x 1.04 m / 7'6" x 3'5"
Reception hall	3.02 m x 2.59 m / 9'11" x 8'6"
Lounge	4.04 m x 3.40 m / 13'3" x 11'2"
Dining Kitchen	6.65 m x 3.10 m / 21'10" x 10'2"
Bedroom 1	3.51 m x 3.38 m / 11'6" x 11'1"
Bedroom 2	3.45 m x 2.82 m / 11'4" x 9'3"
Bedroom 3	3.18 m x 2.36 m / 10'5" x 7'9"
Bedroom 4	2.84 m x 2.13 m / 9'4" x 7'0"
Utility Room	1.68 m x 1.83 m / 5'6" x 6'0"
Bathroom	2.08 m x 2.39 m / 6'10" x 7'10"
Ensuite	1.88 m x 1.60 m / 6'2" x 5'3"
WC	1.63 m x 0.99 m / 5'4" x 3'3"

EPC: D

## Features

Exceptional 4 bedroom family home  
Beautifully presented from top to toe  
Bay lounge  
Stunning dining kitchen and utility room  
Master bedroom with en-suite shower room  
Family bathroom & downstairs WC  
Gas central heating- Worcester Boiler circa 2021  
Enclosed south facing rear gardens with decking  
Driveway and integral garage  
Established development close to local amenities













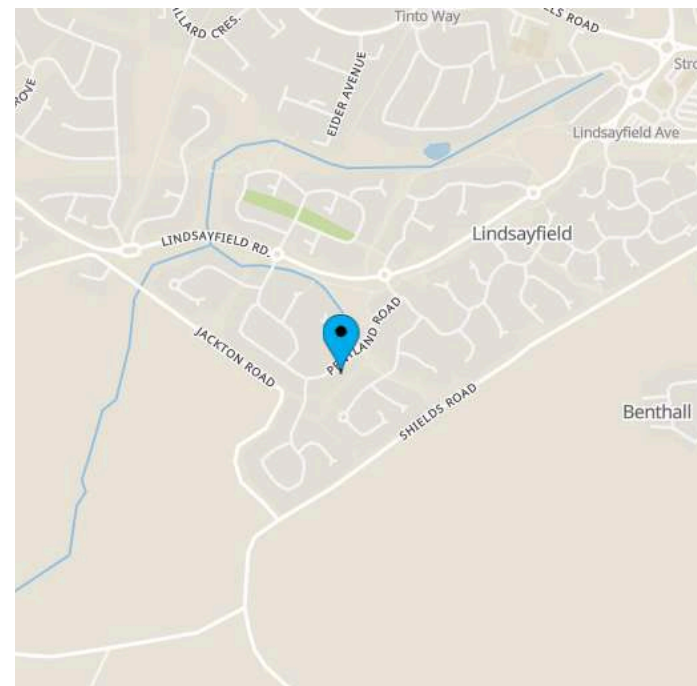
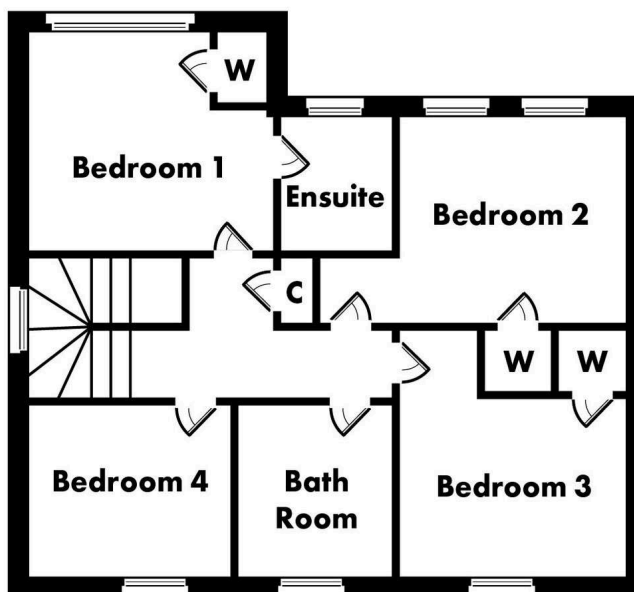
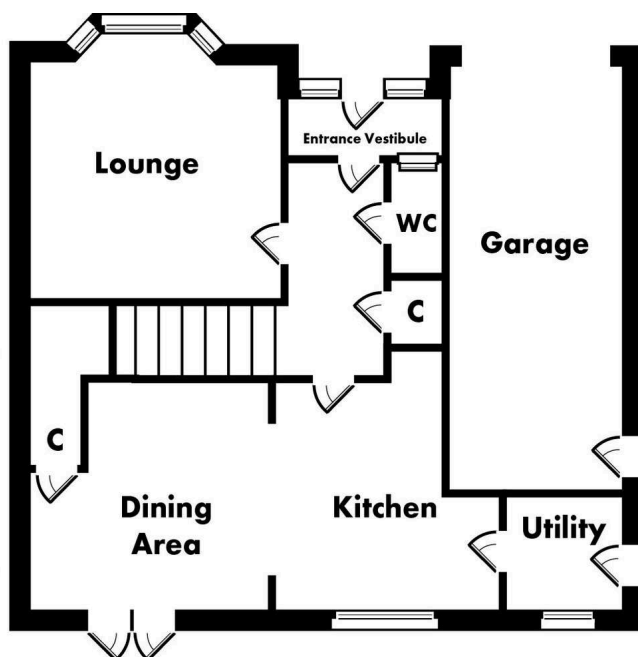








Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling along Greenhills Road or Stroud Road proceed onto Lindsayfield Road passing the Oystercatcher Pub Restaurant on your left. Continue on Lindsayfield Road passing through three further roundabouts and at the fourth roundabout turn left into Cheviot Crescent. Turn first right into Pentland Road and this property is along on the left hand side.

#### MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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**Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847**  
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For further information:

Or to view this property please call:

**0141 331 0741**

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