



RESIDENCE

2 Maxwellton Gate, East Kilbride, G74 3DW

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Viewing by appointment with Residence Hamilton
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5 Bedrooms | 4 Public Rooms | 4 Bathrooms

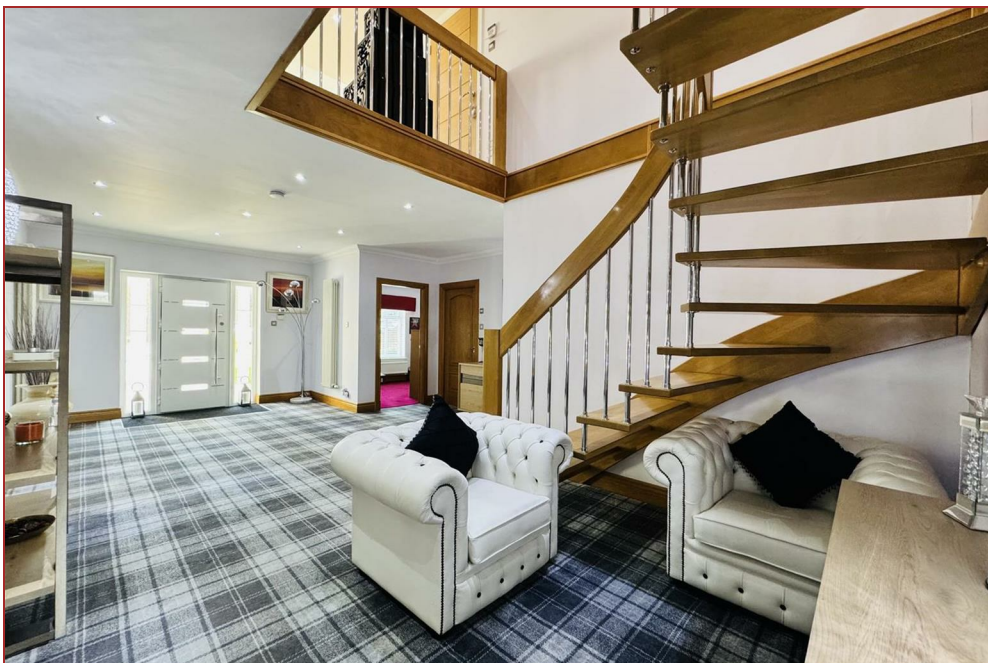
Nestled in a quiet, private setting of only 2 individual homes, this substantial and most impressive 5 bedroomed, 4 public roomed detached villa offers a grand and versatile layout of apartments formed over 3 levels.

The accommodation in its entirety consists of a welcoming open plan hallway/reception with relax, sitting area, cloaks/wc, bay windowed lounge with aspects to front, formal dining room with double glazed doors to the rear gardens, useful home office/study that could be utilised as a downstairs 6th bedroom if required, great size modern fitted integrated dining size kitchen with a range of base and wall mounted storage units and worktop surfaces and utility room. An impressive, galleried upper landing with seating area has double glazed French doors leading out to a front facing balcony whilst there are 5 bedrooms with 3 en-suites and a separate family bathroom. The 3rd floor level has been cleverly used as a games/entertainment room with pool table and bar.

Features of the property include gas fired central heating, double glazing, security alarm system, a monobloc driveway providing ample parking for multiple vehicles and leading to a detached garage. The gardens are established and well maintained which are private to the rear and enclosed with fencing, raised sun deck, decorative patio and artificial lawn.

The enclosed floor plan will provide a detailed layout of this substantial and lovely home however both internal viewing is highly advised in order to appreciate the size, style and setting on offer.

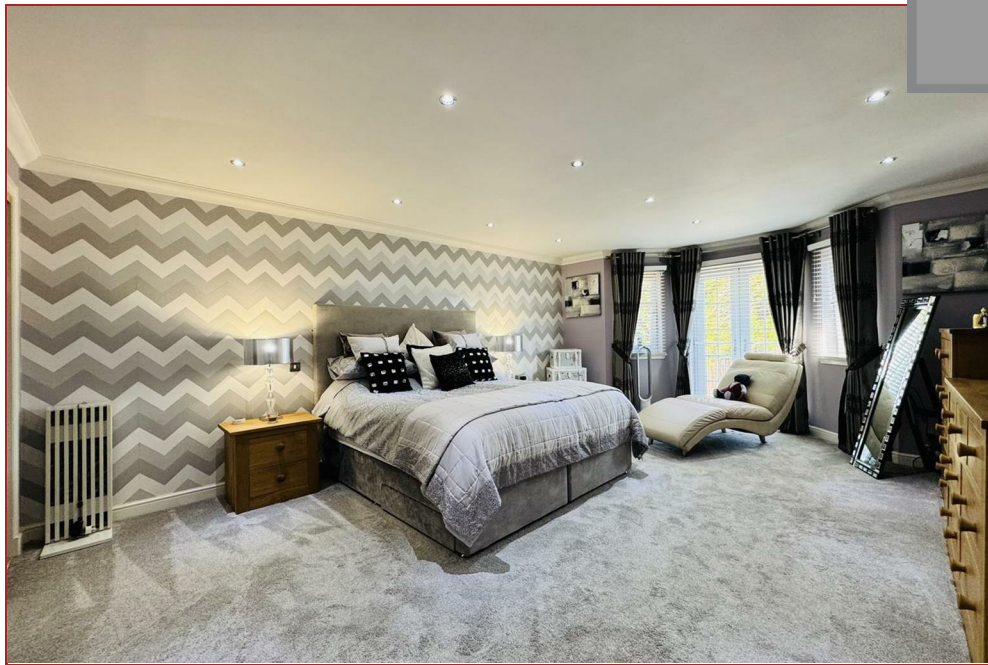
Maxwellton Gate, off Maxwellton Avenue is a particularly popular locale within in East Kilbride and convenient for excellent schooling, transport facilities and sports amenities. There are excellent shops nearby including Morrison's and Sainsbury's with a wide range of high street retailers located with the main town of East Kilbride. East Kilbride has numerous pubs, restaurants and a multi-cinema complex.



3983.00 sq ft | EER = B



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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.