



RESIDENCE

23 Strathnairn Way, East Kilbride, G75 8FT

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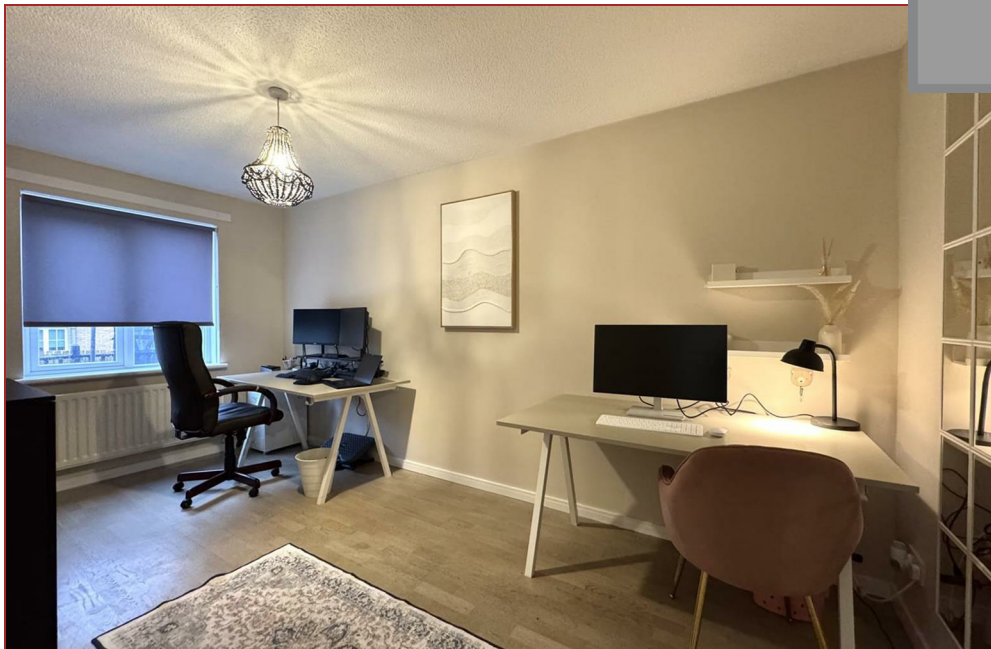


Viewing by appointment with Residence Hamilton  
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## 5 Bedrooms | 3 Public Rooms | 2 Bathrooms

Nestled within a highly desirable and sought-after residential estate in East Kilbride, this spacious and thoughtfully designed five-bedroom detached family villa offers an adaptable and exceptional family home.

Presented to a high standard throughout, the property has been successfully enhanced with a clever double garage conversion, now providing a generously sized additional public room, perfect for versatile living or entertaining.

The accommodation comprises a welcoming reception hallway, a convenient cloaks/WC, and a rear-facing lounge with access to a formal dining area overlooking the front. The contemporary stylishly fitted breakfasting kitchen features a range of base and wall-mounted units, worktops, and integrated appliances. Additional highlights include a utility room, a large family room, and a versatile downstairs fifth bedroom currently used as a home office or study.

Upstairs, you'll find four spacious bedrooms, including a master with an en-suite shower room, alongside a modern, beautifully appointed family bathroom.

Key features of the property include gas central heating, double glazing, a monobloc driveway capable of accommodating multiple vehicles, and established corner-positioned garden grounds.

East Kilbride offers an excellent range of primary and secondary schools and is renowned as one of Scotland's largest and most modern towns. Its central location provides excellent bus, rail, and motorway links, offering convenient access across the Central Belt. The town boasts a vibrant selection of shopping centres, retail parks, bars, restaurants, and lively nightlife. Local amenities include a multiplex cinema, ice rink, Arts Centre, Dollan Aqua Centre, several sports centres, golf courses, and numerous recreational facilities, making it a fantastic place to live for families and individuals alike.



1700.00 sq ft | EER = C





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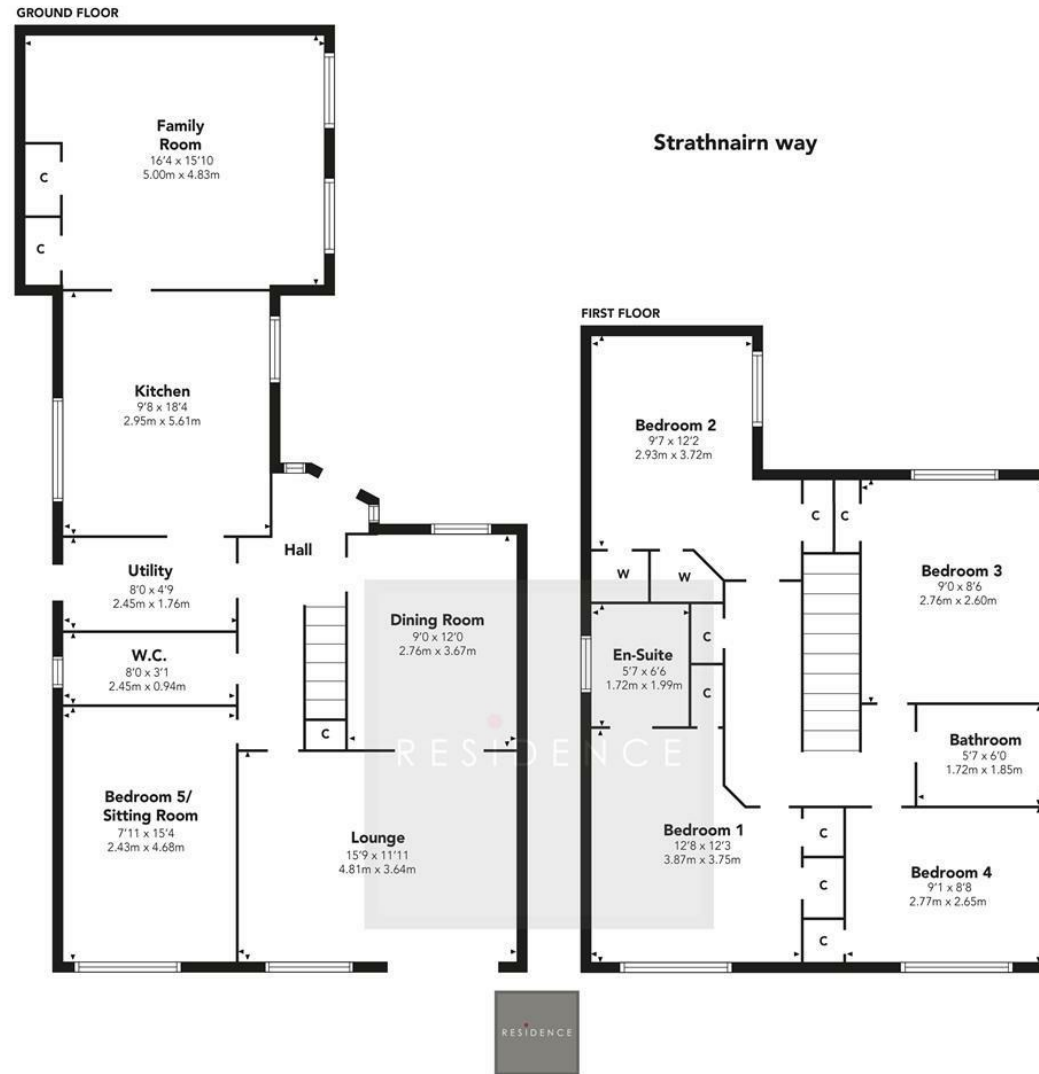


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Floor Plan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation  
as to the accuracy and completeness of the floor plan. You or your 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.