



RESIDENCE

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Viewing by appointment with Residence Uddingston

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## 4 Bedrooms | 2 Public Rooms | 3 Bathrooms



This impressive four bedroom detached villa offers spacious, flexible accommodation ideally suited to modern family living. Set within well maintained, low-maintenance gardens, the property combines generous internal proportions with versatile living spaces and excellent outdoor entertaining areas.

On entering, a large and welcoming hallway immediately sets the tone, providing access to all principal ground floor rooms. To the front of the property lies an elegant bay-windowed lounge, filled with natural light and offering a comfortable and refined public room. The converted garage adds valuable versatility and could serve as a second public room, home office or playroom; it is currently utilised as a dance studio. A convenient downstairs WC is located off the hallway.

To the rear, the spacious dining-sized kitchen forms the heart of the home, offering ample space for family dining and everyday living, with excellent storage and worktop space, separate utility room and direct access to the rear garden.

The upper level comprises four generous bedrooms, each well proportioned and adaptable to a variety of needs. The principal bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish four-piece family bathroom.

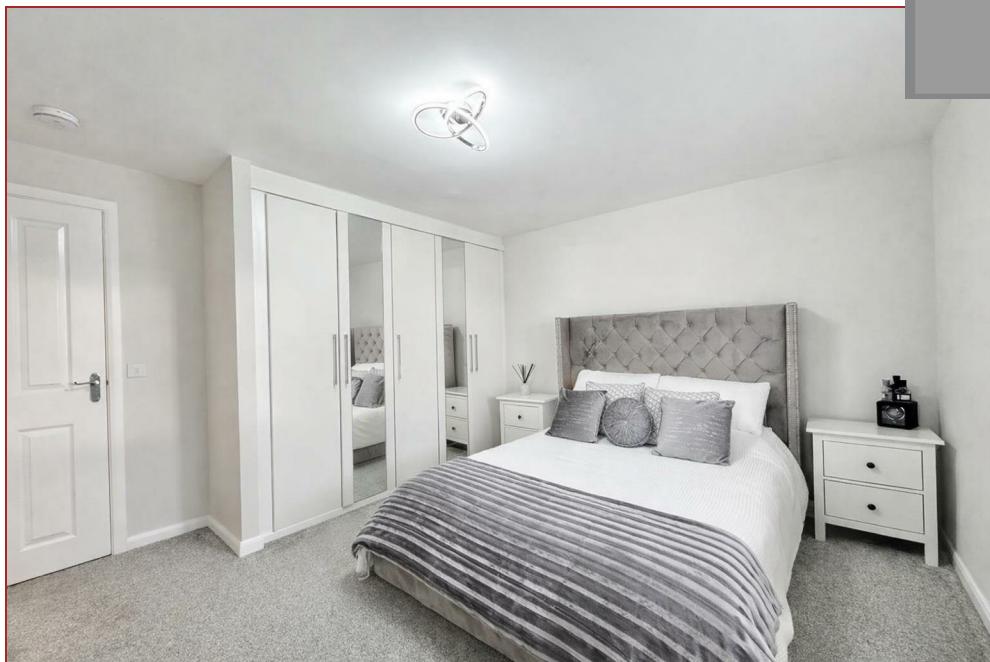
Externally, the property enjoys low-maintenance gardens to both the front and rear. The private rear garden is ideal for relaxing and entertaining, featuring a substantial summer house currently utilised as a bar, with ample surrounding space for outdoor seating and lounging. Parking is well catered for with a driveway to the front for one vehicle and additional space to the rear for two cars.

A superb family home offering space, flexibility and excellent outdoor amenities.



1528.50 sq ft | EER = C







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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.