



RESIDENCE

2 Abbots Court, Dullatur, G68 0AP

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



Viewing by appointment with Residence Uddingston

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## 5 Bedrooms | 3 Public Rooms | 4 Bathrooms

Set within a quiet and exclusive cul-de-sac of only 5 homes in a desirable pocket of Dullatur, this substantial split level detached family home offers spacious and flexible accommodation over two levels, comprising five double bedrooms and three public rooms.

The upper level features five impressive double bedrooms including a principal bedroom with en-suite, a further en-suite bedroom and a stylish family bathroom. The living space extends to 234sqm which makes an excellent detached family home of high end quality. Viewing is highly recommended to appreciate this fine home.

The lower ground floor provides excellent family living space, with a lounge featuring a wood-burning stove and bespoke fitted bookcase, a separate dining room with French doors to the garden, and a sitting room opening into the kitchen. Newly installed in 2024, the contemporary kitchen features quartz worktops, a central island, integrated appliances and French doors leading directly to the rear garden. A utility room, WC and two generous walk-in storage cupboards complete this level.

Externally, the property benefits from a private enclosed rear garden with decking, a double garage and driveway parking. Further features include gas central heating and double glazing throughout.

Beautifully maintained and presented in move-in condition, this impressive property offers an ideal family home in a highly sought-after location.

Dullatur is well known for its peaceful, semi-rural setting while remaining ideally placed for swift access to nearby amenities. The neighbouring towns of Cumbernauld and Kilsyth provide an extensive range of shops, supermarkets, restaurants, and leisure facilities, while excellent schooling options can be found locally. For outdoor enthusiasts, the surrounding countryside offers scenic walking routes, cycling trails, and access to several golf courses, including Dullatur Golf Club, located just moments from the property.



2518.80 sq ft | EER = B

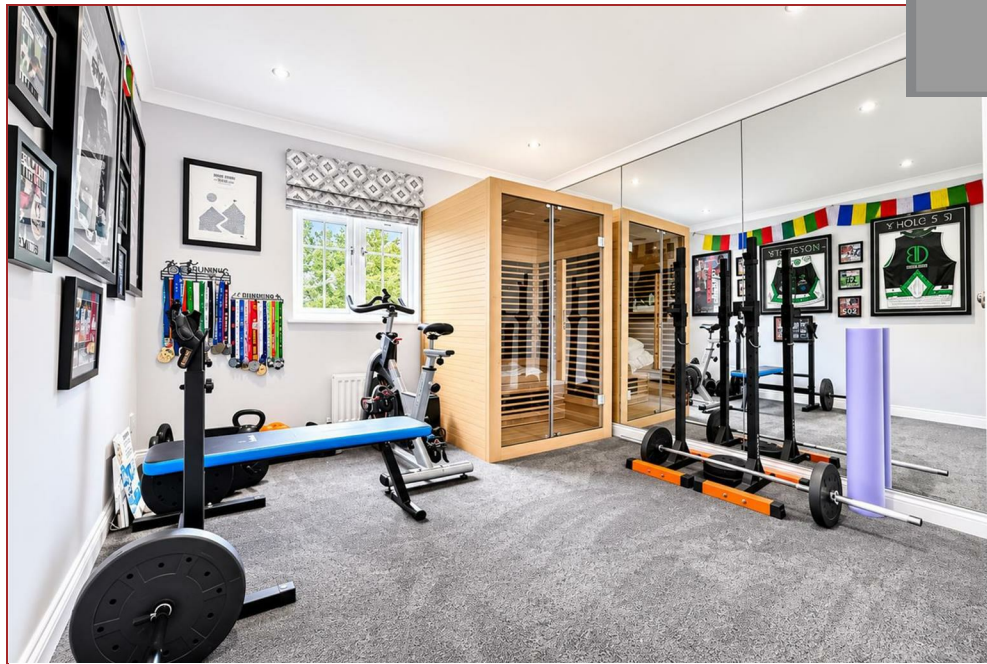


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## Abbotts Court



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.