



RESIDENCE

11 Mardale, Stewartfield, G74 4ND

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



RESIDENCE





4 Bedrooms | 3 Public Rooms | 3 Bathrooms

Occupying a generous corner plot within a quiet and established cul-de-sac, this attractive modern four-bedroom detached villa offers spacious and versatile accommodation ideally suited to family living.

The home is bright, well proportioned and benefits from gas central heating and double glazing throughout. At the heart of the property is the generously sized dining kitchen, fitted with a range of integrated appliances and offering ample space for family dining and entertaining. A separate utility room provides additional practicality, while the comfortable lounge features a focal-point fireplace and is complemented by a separate formal dining room.

The accommodation comprises a welcoming reception hall, cloakroom WC, spacious lounge, separate dining room, well-equipped dining kitchen, utility room, four bedrooms, master en-suite shower room and family bathroom.

The gardens are a particularly appealing feature of the property, with its corner position providing an excellent amount of outdoor space. To the front there is a well-maintained lawn together with a private driveway providing off-street parking. The enclosed rear garden is ideal for families and entertaining, incorporating a generous lawn, patio area and attractive, well-stocked borders.

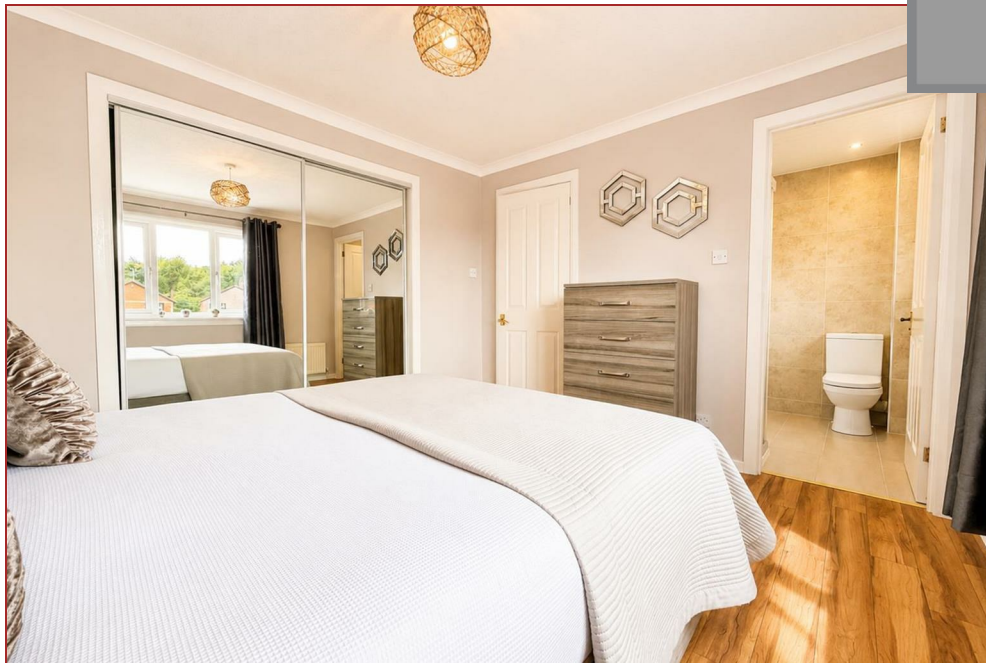
Stewartfield is one of East Kilbride's most popular and established residential areas, particularly appealing to families and commuters due to its excellent local amenities and convenient transport links. The area is well served by local schooling, shops, recreational facilities and nearby supermarkets, while East Kilbride town centre provides a wider range of retail and leisure amenities. The surrounding area offers excellent opportunities for walking and outdoor recreation, including nearby James Hamilton Heritage Park. Road links provide convenient access throughout East Kilbride and towards Glasgow and the surrounding motorway network, making Stewartfield an excellent base for those commuting.



1334.72 sq ft | EER = C

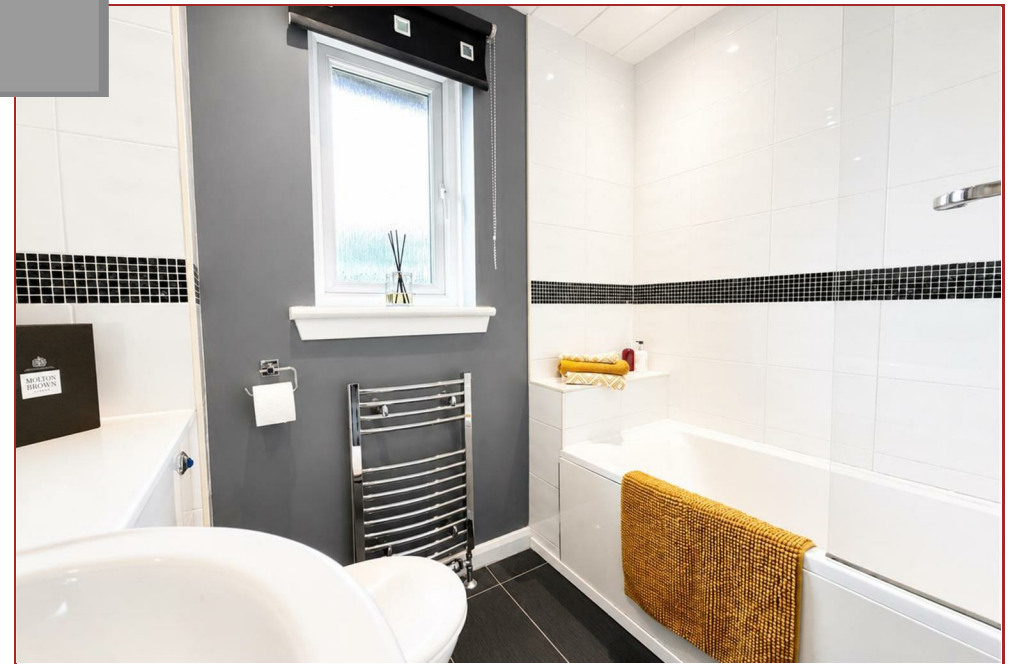


RESIDENCE





RESIDENCE





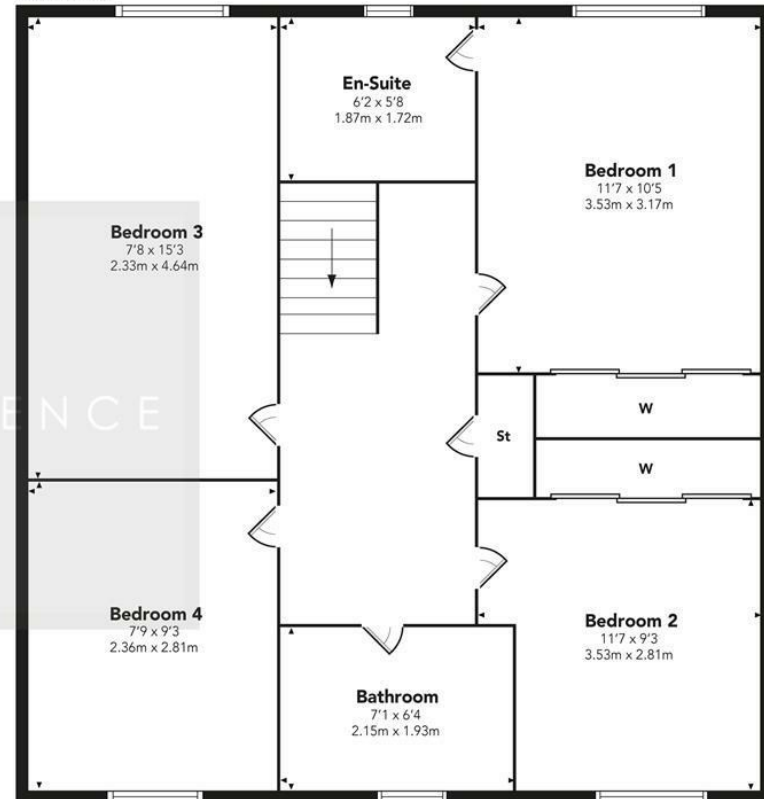


Mardale

GROUND FLOOR



FIRST FLOOR



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.