



Offers Over £360,000

Polden Avenue, Lindsayfield, East Kilbride, G75 9GX

Upon entering, Polden Avenue, an impressive hallway welcomes you, providing access to all ground floor apartments. A modern downstairs WC is conveniently located here. The front facing public room offers an immaculate space, featuring a beautiful bay window that floods the room with natural light, a focal fireplace with a living flame fire, and elegant decor, creating an inviting atmosphere.

The true heart of this home is the expansive family living space at the rear, spanning the entire breadth of the property. This impressive open-plan area boasts beautifully fitted, high-quality units and appliances, a central island, and premium work surfaces, all complemented by stylish tiled flooring. Bi-fold doors seamlessly connect this space to a private, sunny garden with tranquil wooded aspects. This area easily accommodates a large dining table and chairs, offering lovely views of the rear garden, alongside a cosy lounge area perfect for relaxation. A sizeable utility room, conveniently located off the kitchen, provides further storage and space for appliances. The ground floor is completed by a flexible garage conversion, currently configured as a home gym. Could easily be utilised as bedroom 5, large play room/games room/office or simply another living space. There is also a convenient WC with wash hand basin.

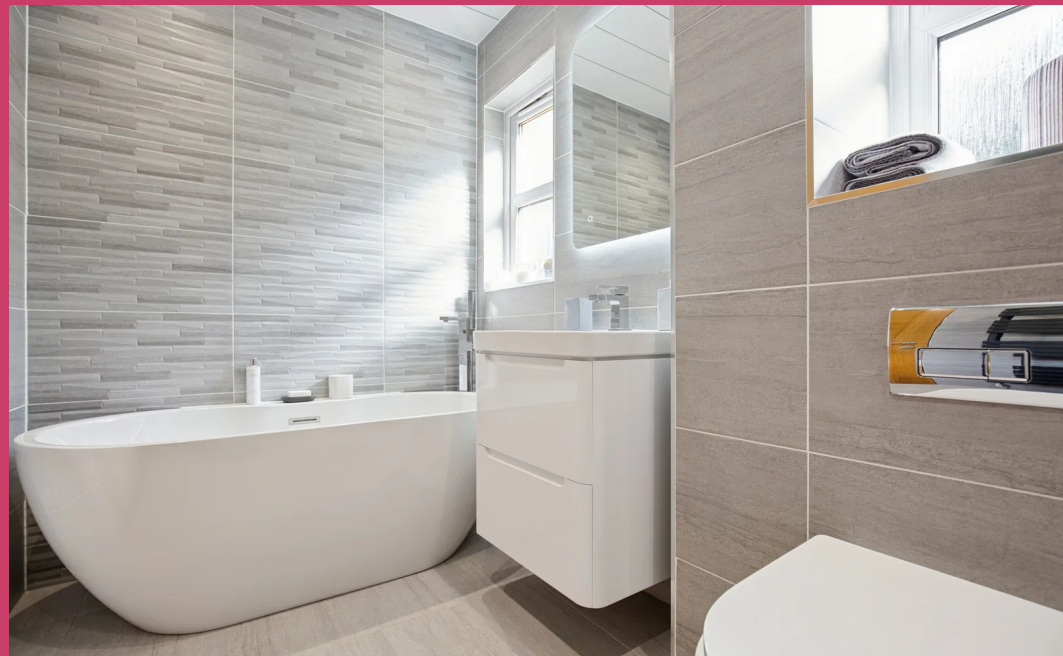
The upper floor features a spacious landing leading to four well-proportioned bedrooms. Two of these bedrooms benefit from modern en-suite facilities. The principal bedroom offers impressive dimensions, stepping down into a stunning dressing room complete with fitted wardrobes and a velux window, ensuring ample natural light. A luxurious family bathroom, featuring a standalone bath with quality tiling and serves the remaining bedrooms and completes the upper level.

Externally, the property offers a multi-car driveway, with attractive gardens to both the front and rear. The private rear garden provides an ideal outdoor area for family entertaining and a safe space, offering maximum privacy. A large decked area captures the sun beautifully, complemented by a laid-to-lawn section with mature shrubs and borders, creating a delightful space all year round.

Viewing is highly recommended.









Scullion Living

105 Cadzow Street, Hamilton, ML3 6HG

01698 286 111

welcome@scullionliving.com

<http://scullionliving.com/>