



RESIDENCE

61 South Dumbreck Road, Kilsyth, G65 9PU

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston
T: 01698 444222 | E: uddingston@residencestateagents.co.uk | A: 61-63 Main Street, Uddingston, G71 7EP



RESIDENCE





4 Bedrooms | 2 Public Rooms | 3 Bathrooms

Set within a quiet and highly sought-after residential area, this impressive modern detached home offers an excellent opportunity to acquire a stylish and practical family property which has been upgraded by the current owners to include recently upgraded downstairs WC, en suite shower room and main family bathroom.

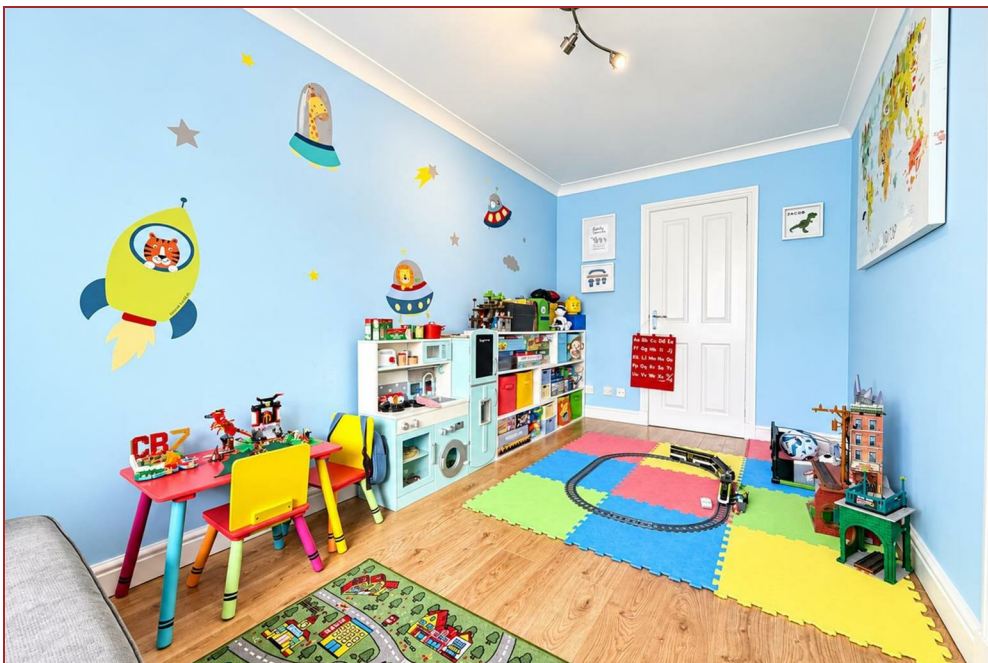
Generously proportioned throughout, the home provides spacious and versatile living accommodation complemented by excellent outdoor space, making it perfectly suited to modern family life. The desirable setting further enhances its appeal, with the picturesque Dumbreck Marsh Nature Reserve close by, offering attractive surroundings and opportunities to enjoy the outdoors. Combining space, comfort and a superb location, this is a wonderful home with much to offer.

The accommodation begins with a welcoming reception hallway, with access to a convenient downstairs WC. The beautifully presented lounge provides an inviting space to relax and features an impressive contemporary media wall, while the separate dining room flows seamlessly into a high-quality open-plan kitchen fitted with a range of branded integrated appliances. To the rear, a generously proportioned sun lounge provides additional living space and enjoys pleasant views across the gardens.

The former garage has been thoughtfully converted to create an additional public room, offering excellent versatility to suit a variety of needs. Currently utilised as a playroom, this adaptable space could equally serve as a home office, family room, snug or hobby room.

The main staircase rises to the upper hallway, where an attractive mahogany and stainless-steel balustrade adds a stylish finishing touch. On this level there are four generously proportioned bedrooms, all benefiting from built-in wardrobes. The principal bedroom is further enhanced by a beautifully appointed en suite shower room.

Completing the upper accommodation is an impressive family bathroom.



1313.20 sq ft | EER = C



RESIDENCE





RESIDENCE



South Dumbreck Road



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.