



RESIDENCE

11 Hume Drive, Kylepark, G71 7DN

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Viewing by appointment with Residence Uddingston

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2 Bedrooms | 2 Public Rooms | 2 Bathrooms



Set within the highly sought-after Kylepark district of Uddingston, this successfully extended semi-detached villa offers deceptively spacious and beautifully presented accommodation, ideal for modern family living.

Externally, the property boasts an impressive driveway that can accommodate for multiple vehicles, leading to a substantial, fully enclosed rear garden. The garden has been thoughtfully landscaped to include a generous patio area, garden shed and ample space for outdoor entertaining or for children to play.

Internally, the home is far more expansive than its exterior suggests and must be viewed to be fully appreciated. A rear extension has been cleverly designed to create an additional open-plan living and dining area that flows seamlessly into the fitted kitchen. The attic has also been converted to provide a superb additional room, enhanced by a large dormer window overlooking the rear garden. Further benefits include gas central heating, double glazing, and neutral décor throughout.



The ground floor comprises a bright and welcoming open-plan entrance hallway with access to a convenient WC and staircase to the upper level. The spacious front-facing lounge features a charming log burner and opens directly into the modern fitted kitchen and extended dining area.

On the upper level, the property offers a stylish family bathroom, two well-proportioned double bedrooms, and a generous attic room, providing flexible accommodation to suit a variety of needs.

Hume Drive is located within the popular Kylepark area of Uddingston, close to the train station, Main Street and local schools. Uddingston offers a great selection of shops, restaurants, bistros and pubs, along with regular bus and rail links to Glasgow, Edinburgh and surrounding areas. The nearby M74 provides excellent road access, while a range of leisure facilities, including golf courses, gyms and country parks, are also within easy reach.

1011.80 sq ft | EER = D



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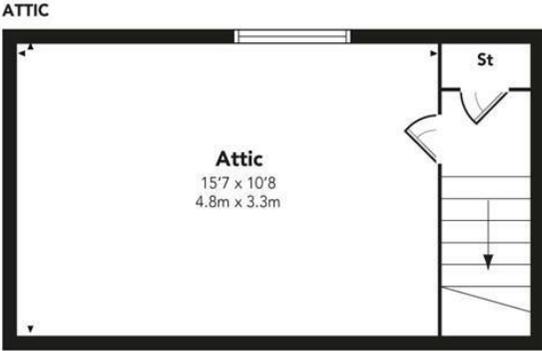
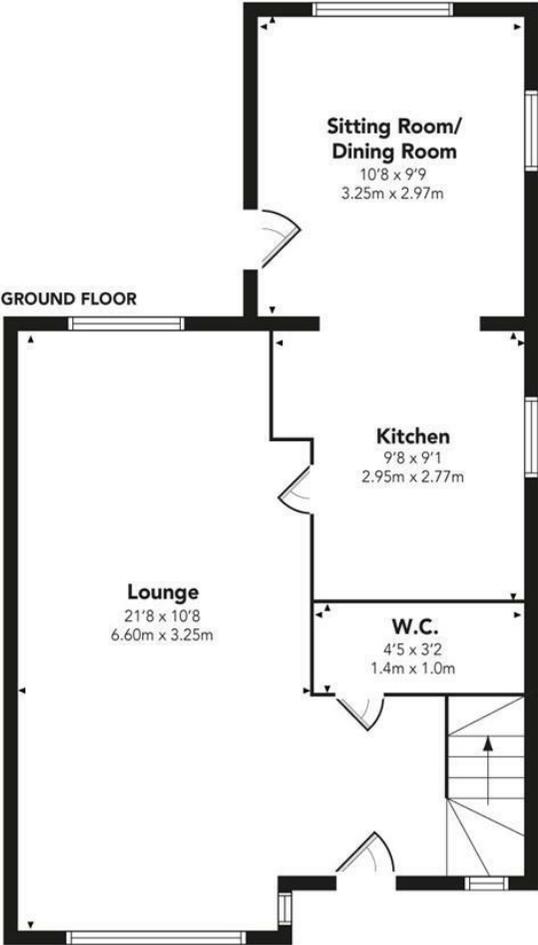
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Hume Drive



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.