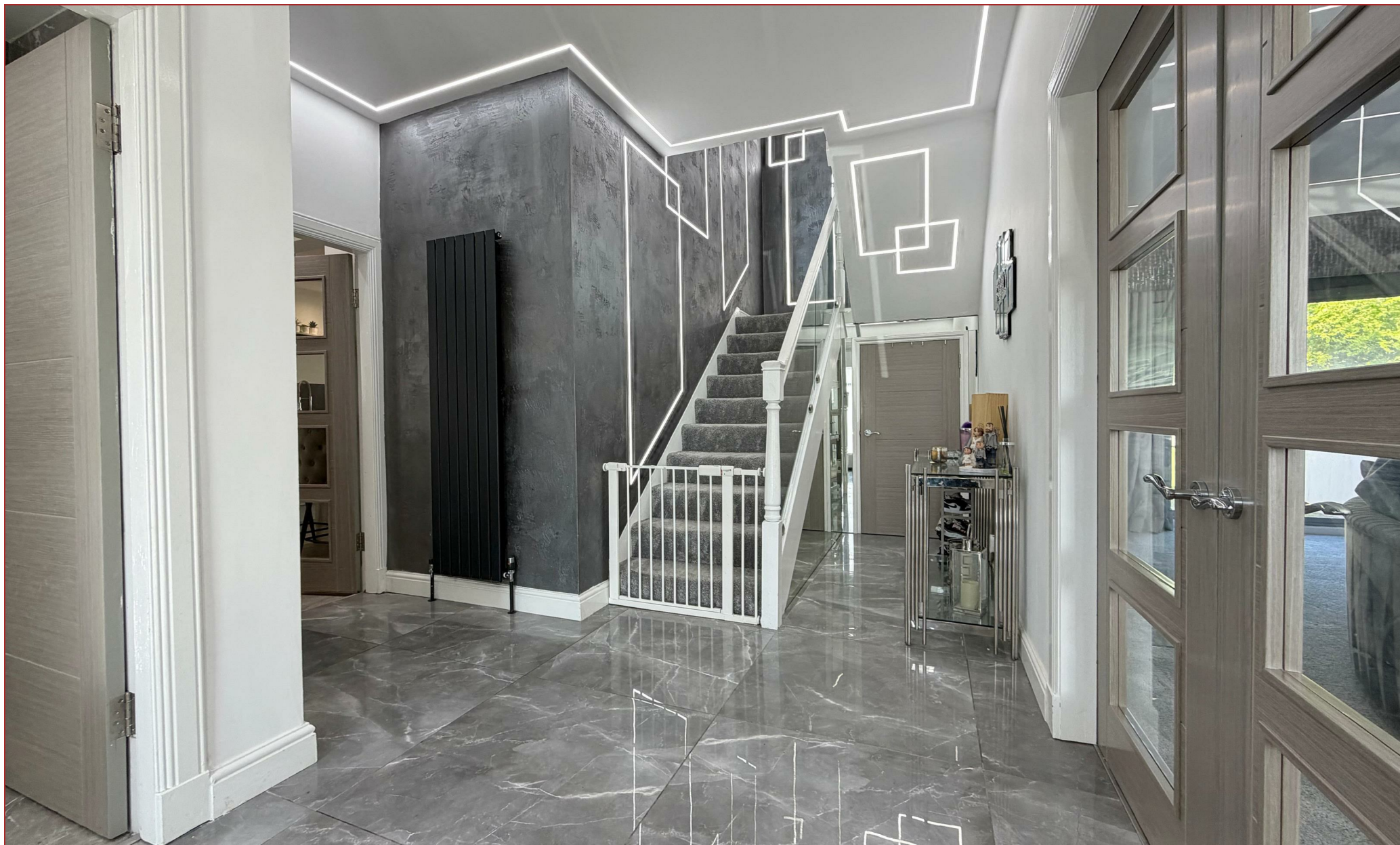




RESIDENCE

51B Greenlees Road, Cambuslang, G72 8NB

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5 Bedrooms | 4 Public Rooms | 4 Bathrooms



Occupying an exceptionally private and substantial plot, this impressive modern detached villa has undergone extensive upgrading and remodelling in recent years to create a luxurious and highly versatile family home finished to an exceptional standard throughout.

The property offers spacious, beautifully presented accommodation enhanced by fresh contemporary décor, detailed and ambient mood lighting, Venetian marble feature wall finishes, stylish grey internal doors and high-quality fittings throughout. A particular feature of the home is the outstanding entertainment suite incorporating a games area, bar and cinema room, perfectly designed for modern family living and entertaining. The formal lounge boasts an impressive media wall, while the stunning contemporary kitchen has been newly fitted with a range of integrated appliances. The bathrooms, en-suite facilities and cloakrooms have all been upgraded with luxury sanitary ware and quality tiling. To the rear, a superb family room with a vaulted ceiling and French doors opening onto the gardens provides an excellent additional living space filled with natural light.



The accommodation comprises a welcoming reception hallway, cloakroom WC, elegant formal lounge with feature media wall, a comfortable family lounge, and a dining room open plan to the stylish modern fitted kitchen. There is also a separate utility room, second cloakroom WC, dedicated home office, and the impressive entertainment suite, complete with bar, games area and cinema room. The upper floor offers four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a beautifully appointed family bathroom. A further bedroom is located on the top floor, offering excellent flexibility for larger families, guest accommodation or additional workspace.

Externally, the front garden is laid to lawn and provides extensive off-street parking. The expansive lawned rear garden enjoys an excellent degree of privacy.

3013.90 sq ft | EER = C

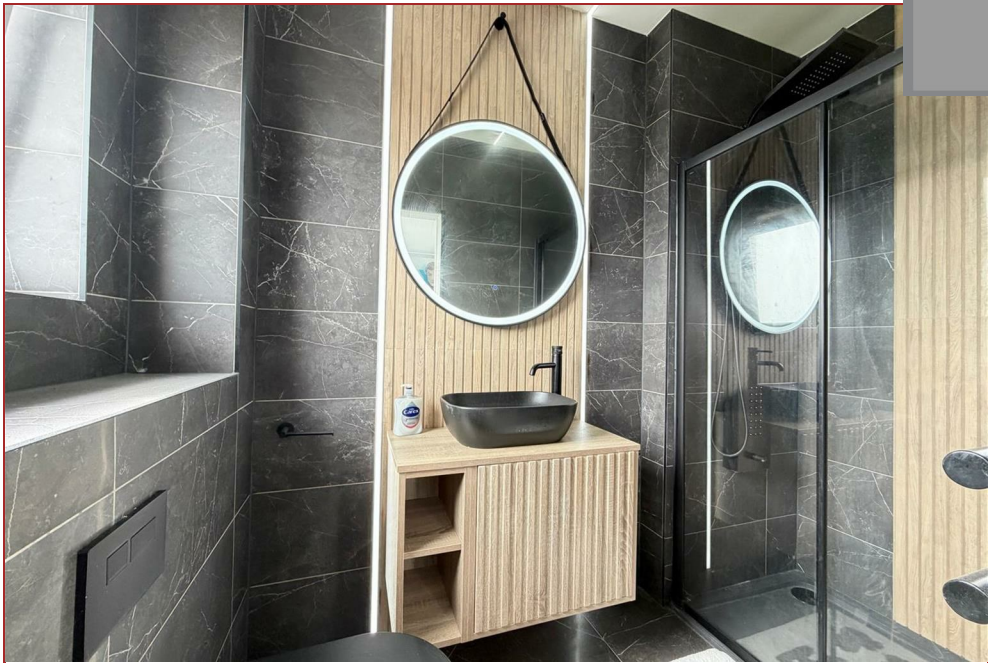


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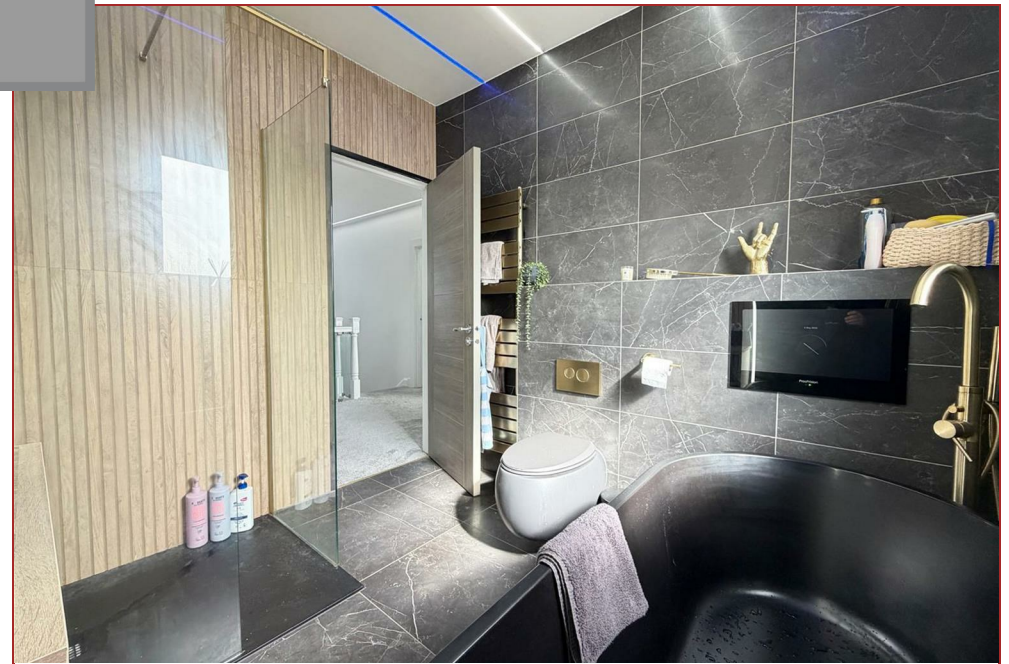


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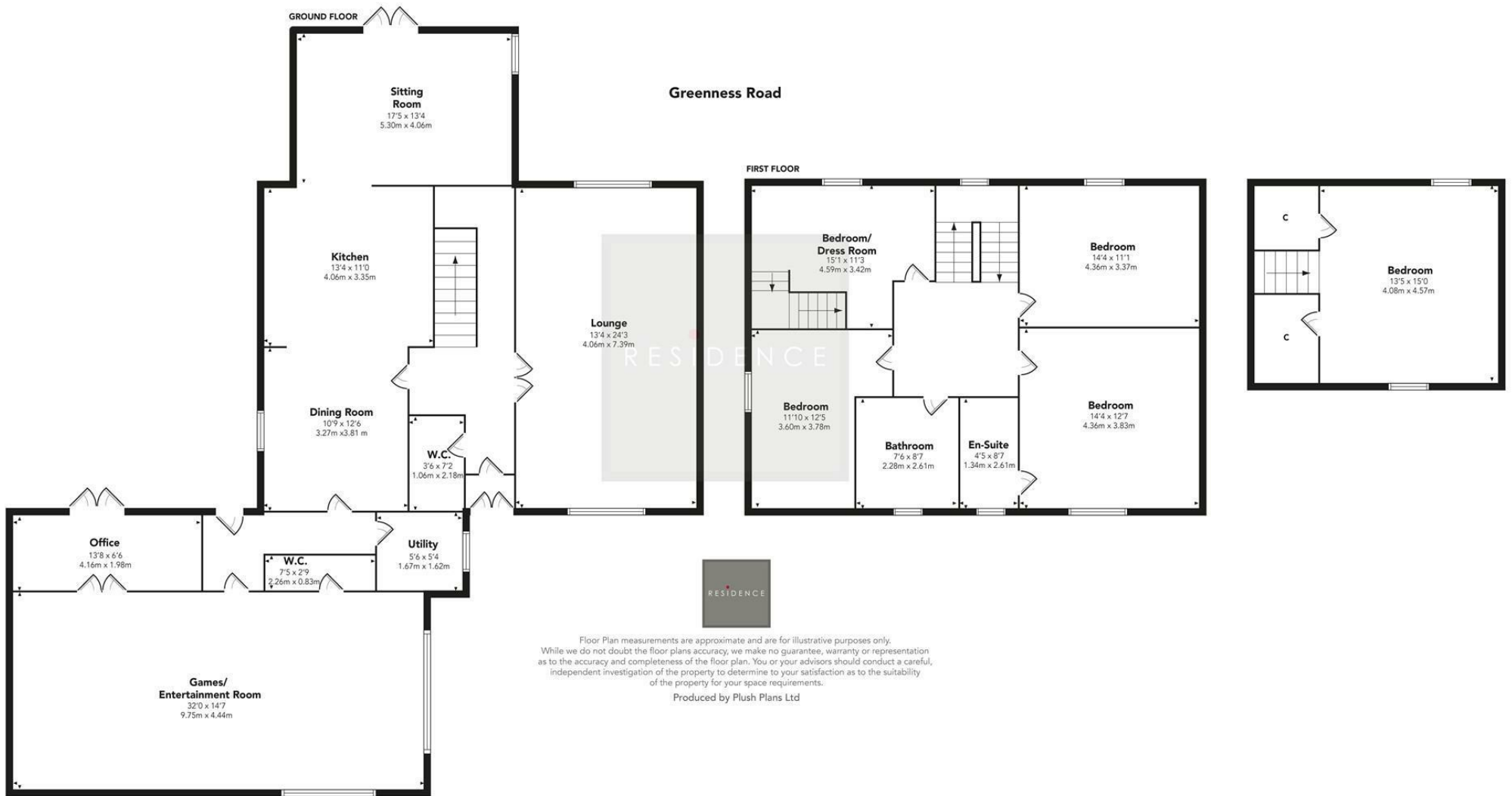




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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.