



GLASGOW ROAD, UDDINGSTON, GLASGOW OFFERS OVER £799,995

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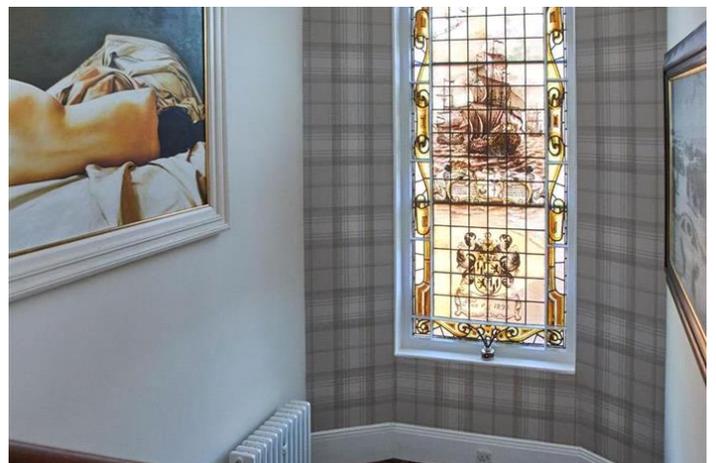
Kirkland Estate Agents are proud to present to the market this magnificent traditional sandstone Detached Villa. This is a "stand-out" property in Uddingston and should be viewed by the discerning family buyer. It has stylish accommodation over 4 floors which successfully blends traditional features with modern touches.

The property comprises, on the ground floor, vestibule via twin storm doors, reception hall, bay windowed formal lounge with limestone fireplace incorporating gas living flame fire, bay windowed dining room with limestone hole in wall fire and cinema room/living room. There is also a fantastic kitchen with central island, granite worktops, Rangemaster cooker, American fridge freezer, integrated dishwasher and integrated microwave leading to a well-designed conservatory with areas for casual dining and sitting. Completing the ground floor is a luxury downstairs wet room/shower room by Porcelanosa with Hansgrohe shower and under floor heating. The first floor has 4 double bedrooms (front 2 bedrooms have bay windows) and a luxury 4 piece bathroom featuring stand-alone bath. The attic floor has been successfully converted into a teenager's suite with bedroom, sitting area and modern en suite. The basement offers further accommodation comprising gym, small office, storage, utility room and cloakroom/WC.

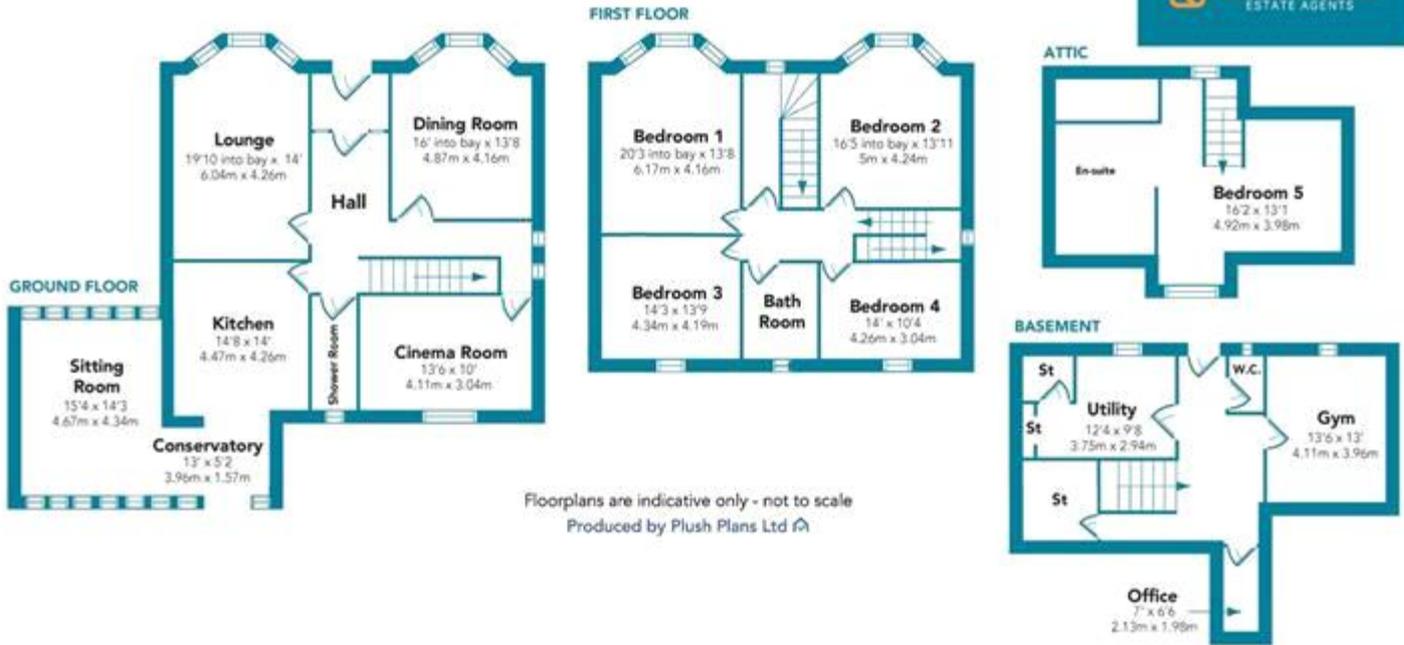
Traditional features include detailed cornicing and plaster roses and lovely original main staircase with stained glass window on the half landing by James Guthrie, one of the Glasgow Boys. Modern touches include hardwood flooring, quality tiling in the bathrooms and kitchen and tasteful decoration throughout. The house has double glazed windows, gas central heating and solar panels.

Beautifully presented gardens surround the house. To the front there is a tarmac horseshoe driveway with 2 sets of electric gates as well as lawn and maturing conifers. The rear garden is enclosed by a sandstone wall and has a large, well-tended lawn, 2 level sun deck with glass enclosure, useful outside stores and newly built home office at the bottom of the garden. There is a large garage with electric rolling doors.

Glasgow Road is an exclusive road which is located only a short distance from the Main Street of the village and its amenities. Uddingston is highly regarded for its excellent Main Street where you can find the majority of everyday shopping needs and has a great choice of restaurants, bistros and pubs. The local schools are highly regarded and for those commuting by public transport there are regular bus and train services from Uddingston to the surrounding towns and cities including Glasgow and Edinburgh.



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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.