



RESIDENCE

113 Kylepark Drive, Uddingston, G71 7DE

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Viewing by appointment with Residence Uddingston

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## 3 Bedrooms | 3 Public Room | 2 Bathroom



A spacious, versatile and exceptionally appealing sandstone detached villa, occupying a prime position on the highly sought-after Kylepark Drive, one of Uddingston's most prestigious residential addresses.

Known as 'Rubaiyat', this charming home retains an abundance of original character and period features, while offering bright, airy and generously proportioned accommodation that can be easily adapted to suit a variety of modern family lifestyles.

The ground floor accommodation comprises an entrance vestibule with original storm doors, a welcoming reception hallway, an elegant bay-windowed lounge, a formal bay-windowed dining room, and a spacious fourth bedroom which offers excellent flexibility as a guest bedroom, home office, family room or additional sitting room. The kitchen provides access to the utility area, with a convenient WC completing the ground floor.

On the first floor are three well-proportioned double bedrooms together with a spacious family bathroom, fitted with a four-piece suite.

Externally, the property sits within mature, well-maintained garden grounds. The private rear garden enjoys an excellent degree of seclusion, creating a peaceful setting for outdoor entertaining and family life, and includes two timber garden sheds. To the front, a generous driveway provides ample off-street parking for several vehicles.

Rarely available, 'Rubaiyat' presents a unique opportunity to acquire a character-filled family home on one of Uddingston's most desirable addresses. Offering tremendous scope for sympathetic modernisation or personalisation, the property combines timeless period charm with versatile accommodation, making it an exceptional long-term family home.

Early viewing is highly recommended to fully appreciate the size, character, versatility and outstanding setting of this wonderful home.



1646.89 sq ft | EER =



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## Kylepark 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.