



RESIDENCE

99 Kylepark Drive, Uddingston, G71 7DA

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5 Bedrooms | 5 Public Rooms | 2 Bathrooms

Situated within Uddingston's sought-after conservation area, this stunning five-bedroom detached family home was substantially extended in 2007 and offers an exceptional blend of space, style and versatility across two levels.

Upon entering, a bright and welcoming reception hallway sets the tone for the impressive accommodation throughout. The ground floor offers a superb arrangement of living spaces, including a beautiful lounge with an open gas fire and two additional reception rooms, currently utilised as a music room and study, providing flexibility for modern family living.

At the heart of the home lies a magnificent open-plan kitchen and dining area, featuring quality German appliances and stylish finishes. Sliding glass doors provide privacy between the lounge and dining area, while bi-folding doors open directly onto the decking, creating a seamless connection between indoor and outdoor entertaining.

The property boasts five generous bedrooms, a family bathroom, separate shower room and convenient downstairs WC. Quality finishes include solid oak flooring throughout much of the ground floor and Porcelanosa tiling within the kitchen.

Externally, the professionally landscaped gardens have been thoughtfully designed for relaxation and entertaining, incorporating outdoor lighting, heating and Bluetooth speakers. Extensive private parking to the side accommodates three vehicles, with three storage sheds also included.

The sale includes white goods, kitchen appliances, selected John Lewis fitted curtains, blinds and certain furniture, subject to agreement with the seller.

Ideally positioned within walking distance of local amenities, Uddingston train station and scenic Clydeside walks towards Bothwell Castle, this exceptional home combines peaceful surroundings with everyday convenience.



2152.80 sq ft | EER = C

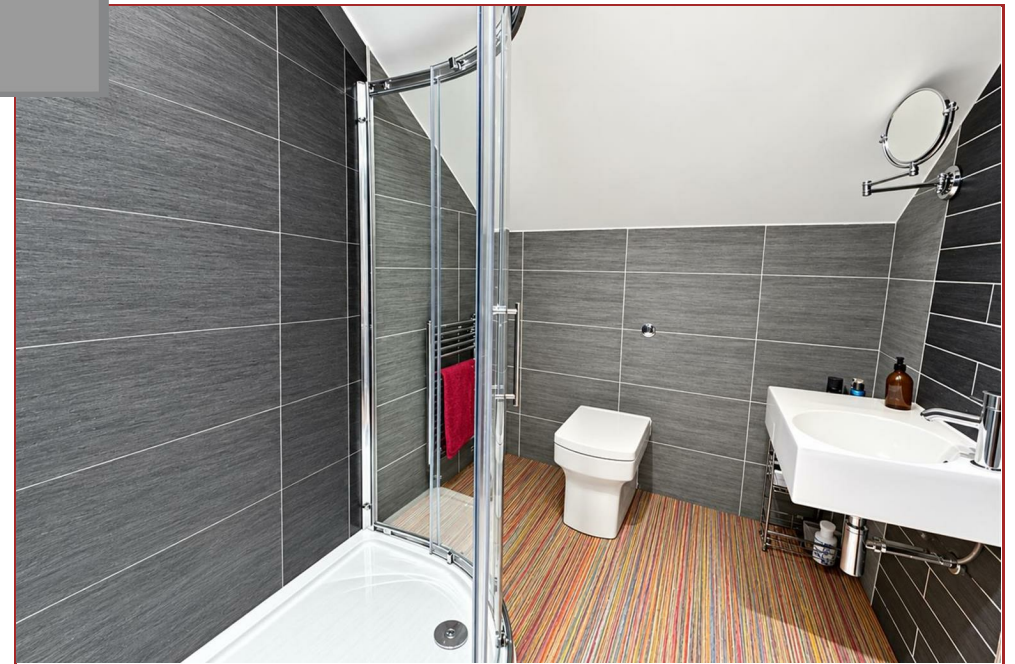


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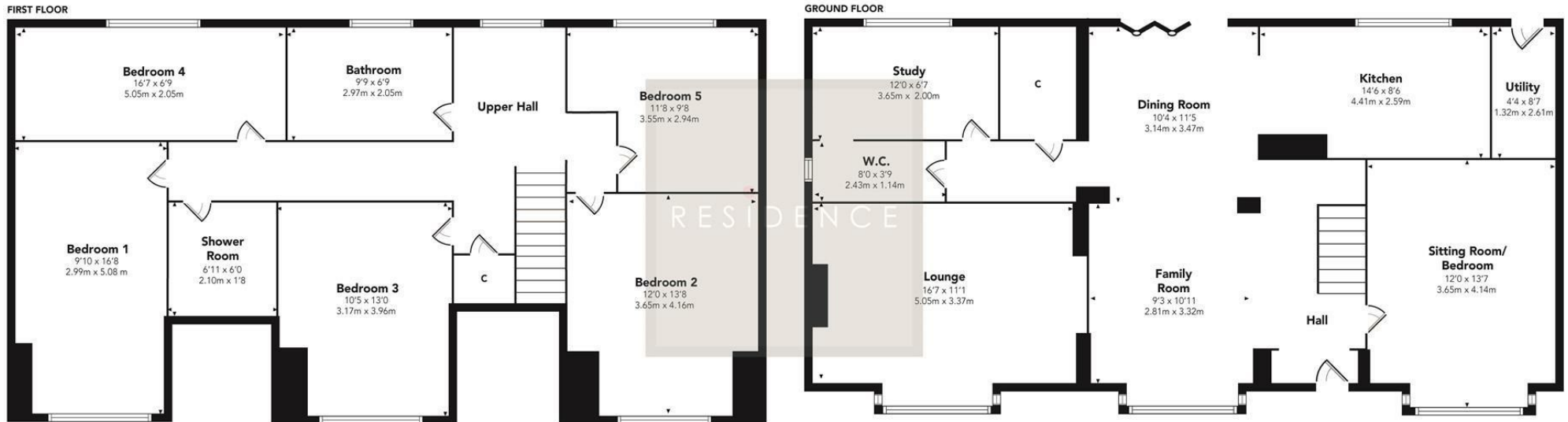




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Kylepark Drive



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.