



RESIDENCE

44 Castle Gate, Uddingston, G71 7HU

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## 4 Bedrooms | 3 Public Rooms | 4 Bathrooms



An impressive four-bedroom modern detached villa, occupying arguably one of the finest plots within this highly sought-after development, offering exceptional privacy and generous family living space.

Built in 1997, the property has been a much-loved family home and extends to approximately 2,238 sq ft of versatile accommodation. Set within a substantial double fued plot, it enjoys a high degree of seclusion and is positioned among the most private homes within Castle Gate.

Internally, the property is presented to an excellent standard throughout, featuring well-proportioned apartments, quality solid wood finishes, and a combination of carpeting, tiled, Amtico and Kardn dean flooring. Additional benefits include gas central heating, solid wood double-glazed windows, a security alarm system, CCTV, and excellent built-in storage, with further space available within the large attic. The spacious dining kitchen is well-appointed with a range of integrated appliances and is complemented by a separate utility room.

The accommodation is both flexible and well laid out. The ground floor comprises a welcoming reception hall, cloakroom WC, generous formal lounge, dining room, sitting room, a large dining kitchen, and utility room.

On the upper level, there is a spacious gallery incorporating a study/office area, four well-proportioned bedrooms (all with fitted wardrobes), two en-suite shower rooms, and a family bathroom.

To the side of the property is a detached double garage.

Externally, the property benefits from beautifully maintained and private gardens. The front features a neat lawn and a large monoblock driveway, while the rear garden offers multiple patio areas ideal for entertaining, well-stocked, planted borders, and a substantial timber deck

The property is in a highly regarded residential area, popular with families and commuters alike, thanks to its excellent local amenities, transport links, great selection of shops, cafés and reputable schooling.



2238.90 sq ft | EER = C



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## Castle Gate



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.