



RESIDENCE

22 Levern Way, Gartcosh, G69 8DZ

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Viewing by appointment with Residence Uddingston

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3 Bedrooms | 3 Public Rooms | 2 Bathrooms

An exceptional modern detached villa by Bellway Homes, (Rosedale style) combining contemporary styling, beautifully presented interiors and flexible family living within one of Gartcosh's most sought-after residential developments.

Built in 2019 and occupied by the current owners since new, this impressive home has been meticulously maintained and thoughtfully enhanced. Presented in immaculate condition throughout, it offers genuine turn-key appeal.

A particular highlight is the reconfigured ground-floor layout, with the former garage cleverly converted and seamlessly incorporated into the accommodation to create an additional public room. Currently used as an office/TV room, this versatile space could equally serve as a family room, snug or playroom.

The accommodation comprises a welcoming reception hallway with downstairs WC, superb open-plan lounge featuring a contemporary media wall and flowing naturally into the dining area, together with a well-appointed kitchen featuring branded integrated appliances. The additional office/TV room completes the ground floor.

Upstairs are three generously proportioned bedrooms, all with fitted wardrobes. The principal bedroom benefits from an en-suite shower room, complemented by a stylish family bathroom.

Externally, the villa enjoys beautifully landscaped private gardens to the front and rear, with a pleasant open outlook across the neighbouring children's play park. A generous double monoblock driveway provides excellent off-street parking.

Immaculately presented and finished to an excellent standard, this outstanding home offers stylish, versatile accommodation in an enviable Gartcosh setting. Early viewing is highly recommended.



1248.60 sq ft | EER = C



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Levern Way



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.