



RESIDENCE

4 Langdale, East Kilbride, G74 4RP

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Viewing by appointment with Residence Hamilton

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## 2 Bedroom | 1 Public Room | 1 Bathroom



This desirable two-bedroom modern detached bungalow is situated within a sought-after residential setting and is sure to appeal to those looking to downsize without compromising on comfort, style, or outdoor space.

The accommodation comprises a welcoming reception hallway, a bright and spacious formal lounge with aspects to the front, and a modern fitted dining kitchen featuring a range of base and wall mounted storage units with complementary worktop surfaces. The property further benefits from two well-proportioned bedrooms and a contemporary fitted family bathroom.

Further features include gas central heating, double glazing, a monobloc driveway, and well-maintained gardens. The rear garden is a particular highlight, offering a high degree of privacy with a patio area, raised lawn, and a timber built summerhouse, providing an ideal space for outdoor relaxation or entertaining.

Langdale is a highly regarded residential development within the Stewartfield district of East Kilbride. The town is one of Scotland's largest and most established modern towns, offering excellent transport links with regular bus and rail services, as well as convenient motorway access connecting to the wider central belt.

East Kilbride provides an extensive range of amenities, including popular shopping centres, retail parks, restaurants, bars, and leisure facilities. Local attractions include a multiplex cinema, ice rink, the Arts Centre, the Dollan Aqua Centre, numerous sports facilities, golf courses, and a variety of recreational opportunities. The town is also ideally placed for access to beautiful surrounding countryside, including Calderglen, Strathclyde, and Chatelherault Country Parks.

The area benefits from a wide selection of primary and secondary schooling, with South Lanarkshire College also located within the town, making East Kilbride a convenient and attractive place to call home.



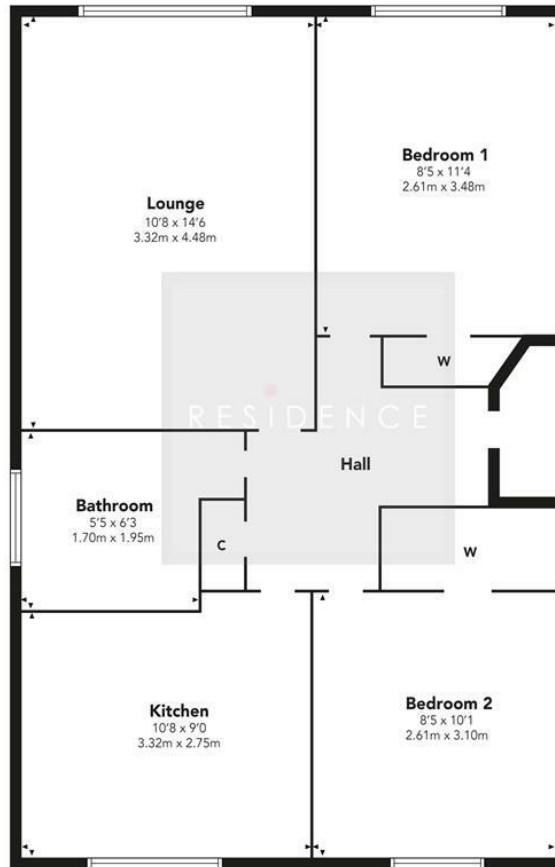
570.48 sq ft | EER = C



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## Langdale



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.