



133 Kylepark Drive, Uddingston, G71 7DD

Offers Over £399,000

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133 Kylepark Drive, Uddingston G71 7DD

Immaculately presented traditional red sandstone DETACHED VILLA occupying an enviable position within the exclusive and sought after Kylepark district. This excellent family home is generously proportioned throughout and offers a flexible layout formed over two levels and set amidst extensive private gardens including an enclosed larger level south facing garden to rear.

Entrance vestibule with mosaic tiled floor, broad reception hall with access to ground floor apartments (mahogany stained wood panelled doors) and stairs to first floor, beautifully presented and immediately impressive near 19' bay window lounge with ornate cornicing and marble fireplace with inset living flame gas fire, 16' formal dining room with bay window to front again enjoying aspects over front garden and Clydeford Drive opposite, this apartment also has ornate ceiling cornicing and period fire surround with marble inlay and inset living flame gas fire, 15' family/living room overlooking enclosed garden, again with period fireplace (this could be bedroom 4 if required), fully fitted family sized dining kitchen extending to 17' with a clear double glazed door onto the rear garden. The preparation area comprises extensive floor and wall mounted limed oak units with complimentary work tops, tiled splash back and integrated appliances to include: double oven, hob, hood and dishwasher (fridge/freezer also included in sale), the accommodation at this level is completed by a fully tiled shower room comprising three piece suite with access to a utility cupboard extending below the stairs.

First floor: broad landing with access to remaining apartments, 17' main bedroom with bay window to front enjoying roof top aspects, two further generous double bedrooms and large fully tiled bathroom comprising four piece suite. There is a large walk-in cupboard at three quarter landing level. There is in addition a self-contained study/home office with access from the rear garden.

The specification includes gas central heating and double glazing. Mono block paved drive providing excellent off street parking and access to single car garage with "up and over" door.

Centrally situated within this high amenity district, the property is only a few minutes to Uddingston Grammar, station and Main Street with a wide and varied range of shops, cafes and restaurants, convenient for access to the motorway network nearby providing a short commute to Glasgow City Centre, Stirling and Edinburgh, etc.

- Traditional Detached Villa
- Near 19' bay lounge
- 16' bay dining
- Family/living
- 3 double bedrooms
- 17' fitted dining kitchen
- 4 piece bathroom/separate shower room
- Gas central heating/double glazing
- Study/office
- Single garage/south facing garden

| | |
|---------------------------------------|------------------------------|
| LOUNGE | 18'8 (5.69m) x 12'11 (3.95m) |
| DINING ROOM | 16'1 (4.91m) x 13'0 (4.00m) |
| FAMILY/LIVING ROOM (BEDROOM 4) | 15'0 (4.59m) x 13'0 (4.00m) |
| KITCHEN | 17'1 (5.21m) x 9'9 (2.97m) |
| SHOWER ROOM | 8'0 (2.45m) x 7'0 (2.13m) |
| FIRST FLOOR | |
| BEDROOM ONE | 17'0 (5.17m) x 15'6 (4.73m) |
| BEDROOM TWO | 15'4 (4.68m) x 14'6 (4.43m) |
| BEDROOM THREE | 13'0 (4.00m) x 11'4 (3.45m) |
| BATHROOM | 11'4 (3.45m) x 10'0 (3.06m) |



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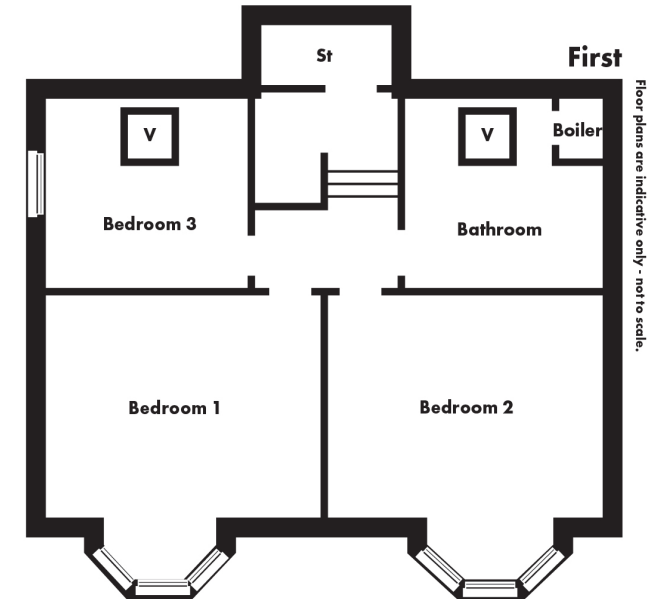
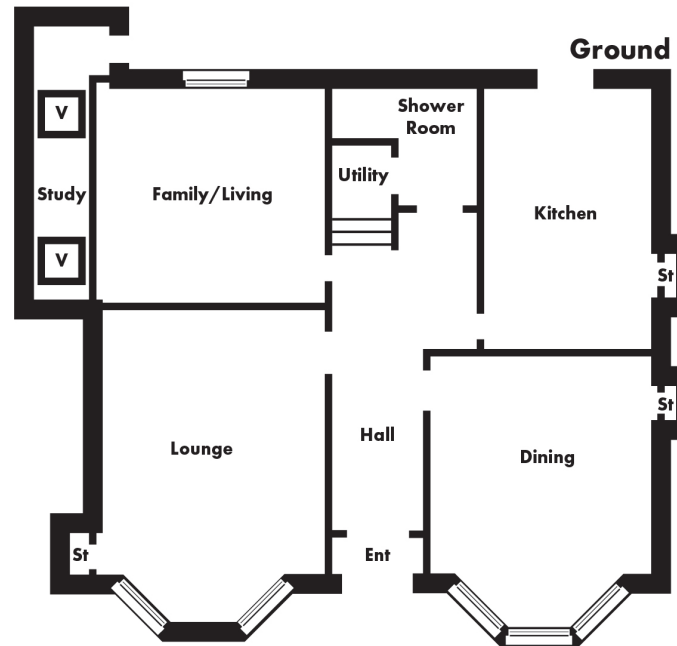
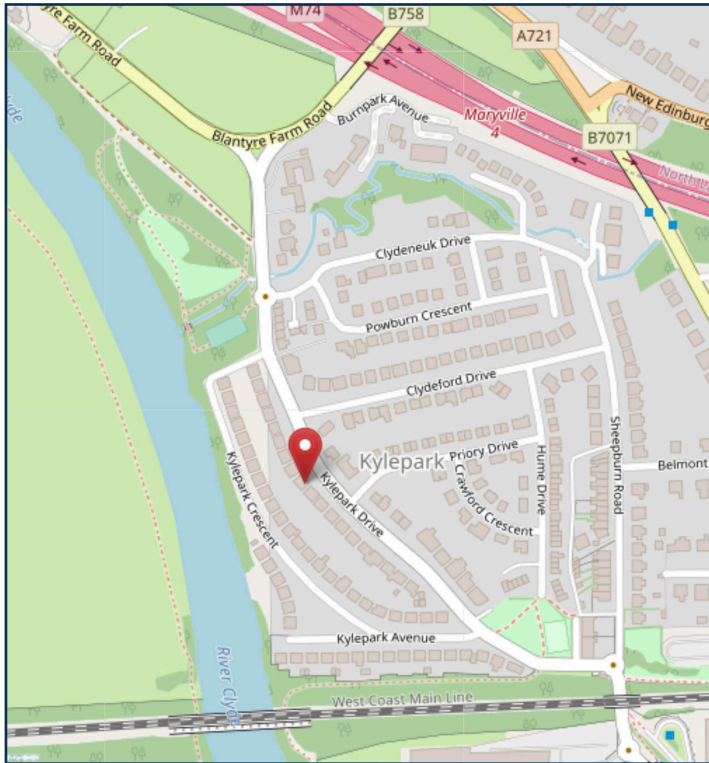
EPC Rating Band E
Entry By arrangement.
EPC Reference E437988

Viewing

By appointment with Friels, Solicitors, 01698 815114

Travel Directions

Travelling north from Uddingston Cross along Old Glasgow Road continuing under the railway bridge turn next left onto Kylepark Drive and number 133 is on left immediately opposite Clydeford Drive.



Floor plans are indicative only - not to scale.

We believe these details to be accurate however it is not guaranteed and 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.

Authorised to conduct business under the Financial Services Act 1986 by the Law Society of Scotland.

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