

2 Kilpatrick Way, Uddingston, Lanarkshire, G71 6TX

Offers Over £315,000





MQ Estate Agents are delighted to present to the market this remarkable, spacious, double fronted, detached family home in Uddingston in Lanarkshire. The property comprises of a welcoming hallway, lounge, large dining kitchen, four bedrooms, three of which are double and master with en-suite shower room, family bathroom with jet bath, utility room, partially floored attic currently used as a cinema room, WC, garage and wraparound garden. The property benefits from luxury floorcoverings and décor as well as double glazing and gas central heating throughout. This is an exciting opportunity for a variety of purchasers including those looking to upsize.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

RECEPTION HALLWAY

6' 7" x 4' 7" (2.015m x 1.403m) The property is entered through white, double doors. There is access to the lounge and kitchen and dining room and the lit staircase leads to the first floor.

LOUNGE

19' 8" x 11' 2" (6.012m x 3.426m) The bright lounge has flooring laid to carpet and walls decorated in a light tone with a decorative feature wall. French doors lead to the rear garden. An ideal space for relaxing or entertaining.

KITCHEN/DINING ROOM

26' 3" x 10' 10" (8.026m x 3.315m) The dining kitchen is the hub of the home with plenty of room for a sofa and dining table. Flooring is laid to a gorgeous, large, diamante tile and walls decorated in a neutral tone with feature wall. In the kitchen area there is a variety of wall, floor and tower mounted units in a grey gloss finish and complementing light worksurfaces and tiled



splashbacks. There is an integrated 5 burner gas hob with overhead extractor fan, electric oven, grill, washing machine and wine cooler. There is space for a freestanding American style fridge freezer. The room is complete with spotlight and kickboard lighting.

MASTER BEDROOM

12' 7" x 11' 0" (3.860m x 3.362m) The master bedroom is a luxurious space with plush carpeting and feature wall. There is fitted mirrored wardrobes providing excellent storage space and access to the en-suite shower room. The room further benefits from spotlight lighting and bespoke curtains and pelmet.

EN-SUITE SHOWER ROOM

6' 3" x 5' 10" (1.911m x 1.802m) The fully tiled, delightful en-suite shower room comprises of a walk in drench shower with lit-up insets, Japanese style bidet toilet and wash hand basin.

BEDROOM TWO

11' 6" x 8' 2" (3.525m x 2.502m) The second double bedroom overlooks the front of the property. Flooring is laid to carpet.

BEDROOM THREE

11' 1" x 8' 4" (3.400m x 2.562m) The third double bedroom overlooks the rear of the property. Flooring is laid to carpet.

BEDROOM FOUR

8' 11" x 6' 5" (2.731m x 1.965m) The fourth bedroom overlooks the rear of the property and flooring is laid to a grey lamiate.

BATHROOM

10' 2" x 7' 11" (3.109m x 2.422m) The family bathroom is a generous size with corner Jacuzzi bath with mood lighting and hand held shower attachment, Japanese style bidet and a wide wash hand basin with storage surround and large vanity mirror. The room further benefits



from being fully tiled and has spotlight lighting.

UTILITY ROOM

7' 3" x 5' 2" (2.221m x 1.575m) The utility room has a variety of cabinetry in a grey gloss finish, sink with drainer and plumbing for a washing machine and tumble drier. There is also access to the rear garden and WC.

W.C.

5' 0" x 3' 4" (1.533m x 1.040m) The WC comprises of a low flush WC and wash hand







basin.

GARDENS

The property benefits from easily maintained, wraparound gardens which are a mixture of mono-block driveway and decorative chip. both front and back and fully enclosed making this ideal for a family and for pets.

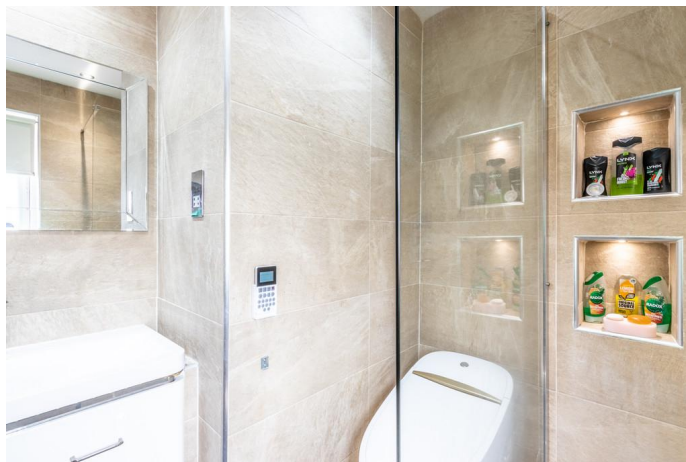
LOCATION

Kilpatrick Way is located in a quiet residential estate in Tannochside in Uddingston. Uddingston is highly regarded for its excellent Main Street where you can find the majority of every day shopping needs and a great choice of restaurants, bistros and pubs. The property is located within popular school catchments. For those commuting by public transport there are regular bus and train services from Hamilton and Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.

VIEWINGS

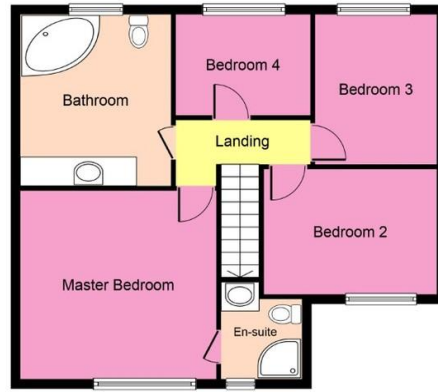
Viewing is highly recommended in order not to miss this fantastic family property.

MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.



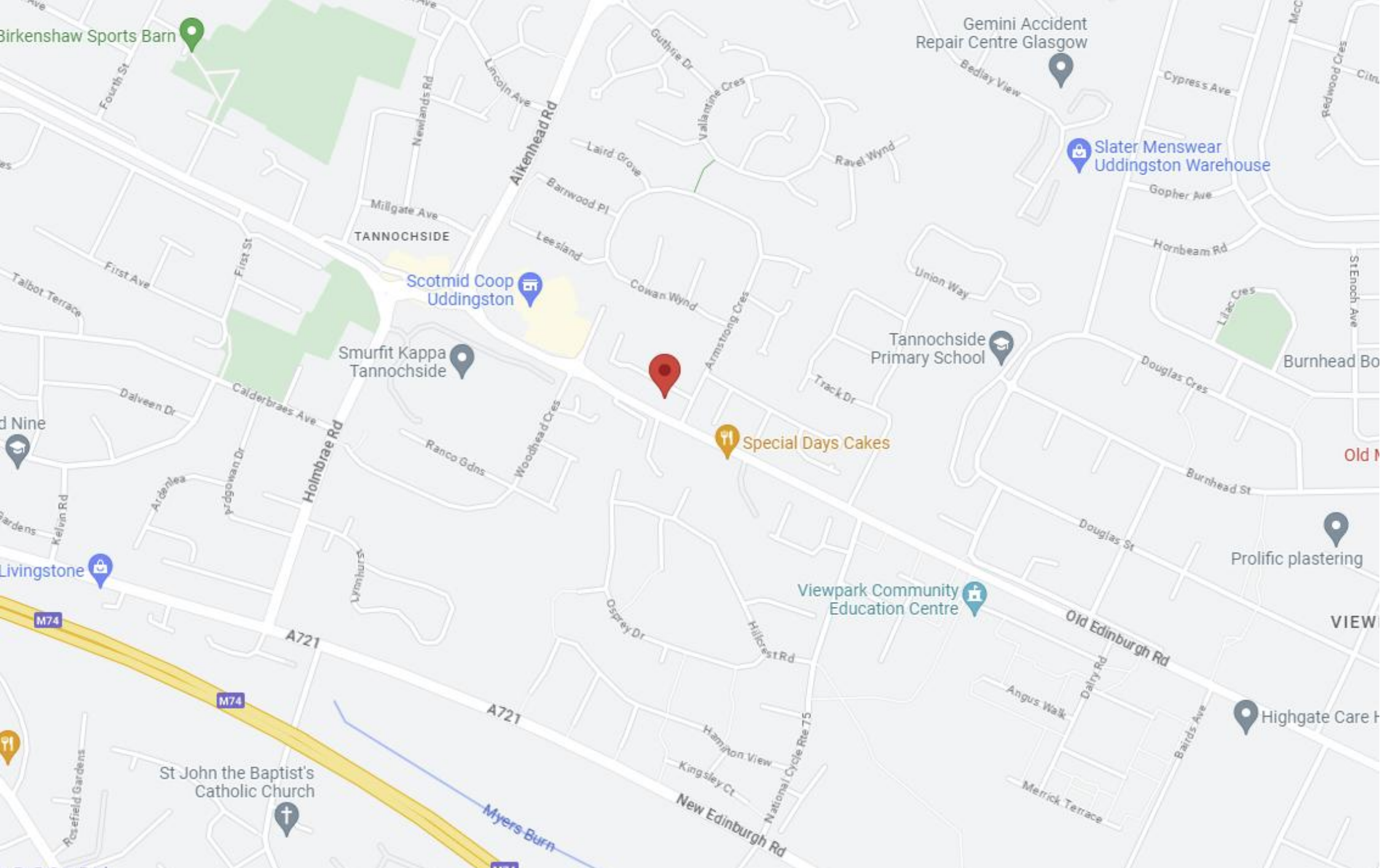


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