



RESIDENCE

17 St. Abbs Way, Chapelhall, ML6 8WG

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4 Bedrooms | 1 Public Rooms | 3 Bathrooms

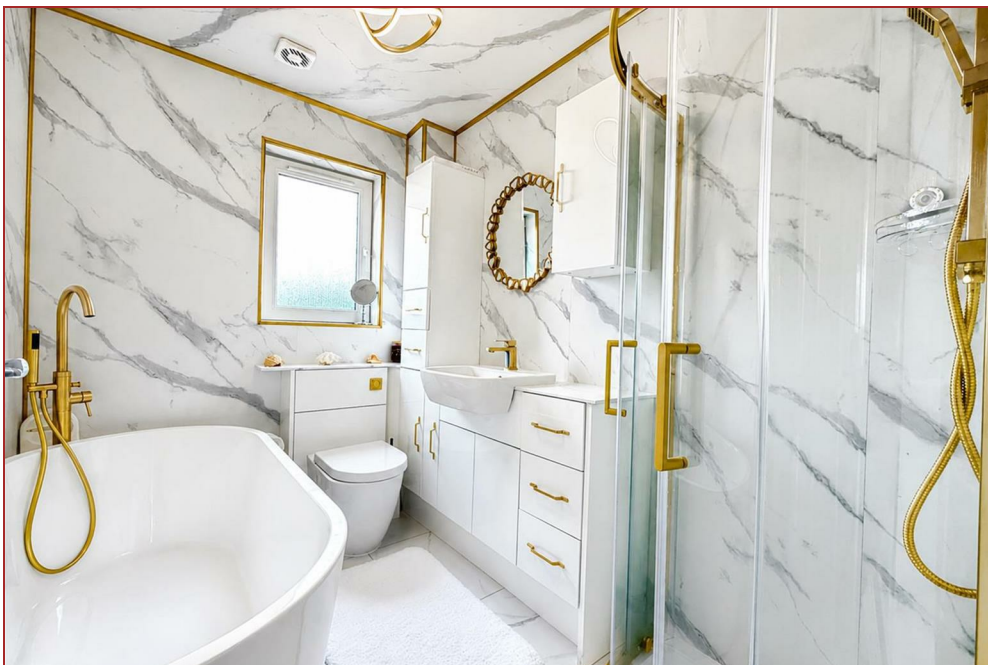
This exceptional detached villa has been extended and extensively modernised to create a truly unique family home, offering an outstanding combination of stylish living accommodation, superb leisure facilities and beautifully landscaped gardens.

Purchased new by the current owners in 2009, the property has been transformed through a series of high-quality improvements. The most impressive addition is the indoor heated swimming pool, designed to be economical to run and easy to maintain, creating a great year-round leisure space. The original garage has been converted into a gym, whilst a detached garage provides additional storage and parking. A rear extension has created a spacious garden room and dining area, perfectly suited to modern family living and entertaining. Plans have been drawn up to extend if required.

The interior has been finished to a high standard throughout. The lounge features a contemporary media wall with an inset living flame fire, while the family bathroom and en-suite have been upgraded with quality sanitary ware. The stylish fitted kitchen incorporates stone worktops and integrated appliances, complementing the modern finish of the home.

Further features include ambient lighting, a hot tub beneath a gazebo and a Scandinavian-style BBQ cabin, creating an ideal space for entertaining. The accommodation comprises a welcoming reception hall, cloakroom WC, lounge, dining room, garden room, modern fitted kitchen, gym, indoor heated swimming pool, four bedrooms (one currently utilised as a dressing room), an en-suite shower room and a luxury family bathroom. There is also a detached single garage together with a versatile office/workshop.

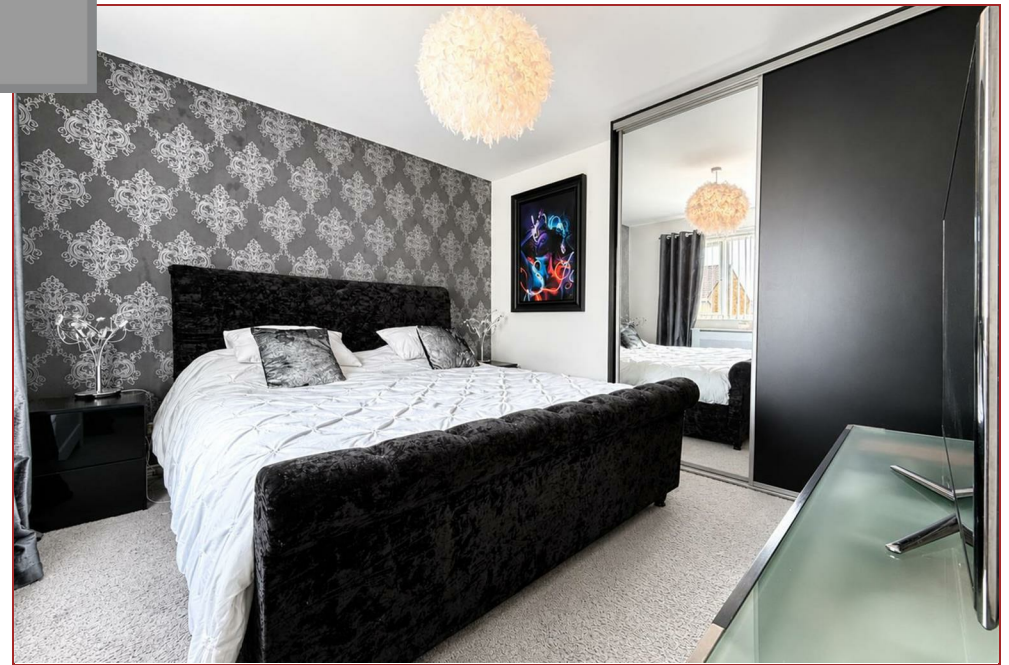
The front of the property provides a generous monoblock driveway offering ample off-street parking. The enclosed rear garden has been professionally landscaped with AstroTurf, composite decking, paved patio areas and timber fencing, creating a private, low-maintenance garden designed for year-round enjoyment.



2066.70 sq ft | EER = C



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Viewing by appointment with Residence Uddingston

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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.