



Marsden Wynd, East Kilbride Offers Over £339,995

4 bedroom detached house for sale | Freehold

This beautifully presented and thoughtfully extended four-bedroom detached villa is located within a sought-after family development in East Kilbride. With a stunning open-plan living space, vaulted dining extension, garage conversion, modern finishes and unobscured countryside views to the rear, the property offers exceptional flexibility for modern family life.

To the front, the home enjoys a neat garden laid with artificial grass and a private driveway. Inside, an extended vestibule opens into a bright hallway finished with modern décor, laminate floor coverings, solid oak doors and woodwork, and an open-plan staircase. A stylish WC sits off the hall, complete with contemporary tiling and matte black finishes. The front of the home features a dedicated study, ideal for home working. A third reception room, created from the garage conversion, offers excellent flexibility as a family room, playroom or additional bedroom.

The heart of the home is the impressive open-plan living area to the rear, linking the lounge, kitchen and extended dining room. The lounge boasts a striking TV feature wall with acoustic panelling, tall radiator and French doors opening to the garden. The dining area forms part of the stunning extension with vaulted ceiling, feature skylights and large sliding doors, creating a bright and sociable space perfect for family gatherings and entertaining.

The kitchen is fitted with high-gloss cashmere cabinets, marble-effect work surfaces, breakfast bar, and integrated appliances including oven, microwave, dishwasher, black induction hob, chrome cooker hood, fridge, freezer and washing machine. LED lighting under the units and downlighters throughout further enhance the contemporary feel.

Upstairs, the landing is filled with natural light from a side window and provides access to all rooms, storage cupboard and attic. The principal bedroom features sliding mirrored wardrobes and a private en-suite shower room. Three further bedrooms include two with built-in wardrobes, all presented in fresh, neutral décor. The family bathroom completes the accommodation.

To the rear, the garden enjoys open countryside views, making it a peaceful and private outdoor retreat. It is formed of lawn and a slabbed patio, enclosed by double-slatted timber fencing.

Marsden Wynd is ideally placed for families and commuters alike. East Kilbride offers excellent schooling at both primary and secondary levels, frequent bus and rail services, and superb access to the East Kilbride Expressway and M74. The town provides a wide range of leisure and retail facilities including the Village, EK Shopping Centre, the cinema, ice rink, Dollan Aqua Centre, several sports centres and golf courses. Local amenities, supermarkets and parks are all within easy reach, along with woodland walks and cycle routes nearby.

A fantastic opportunity to purchase a stylish, extended family home with versatile living space and open views in a highly regarded location. Early viewing is recommended.

Council Tax Band: F
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Enclosed Garden, Front Garden, Rear Garden

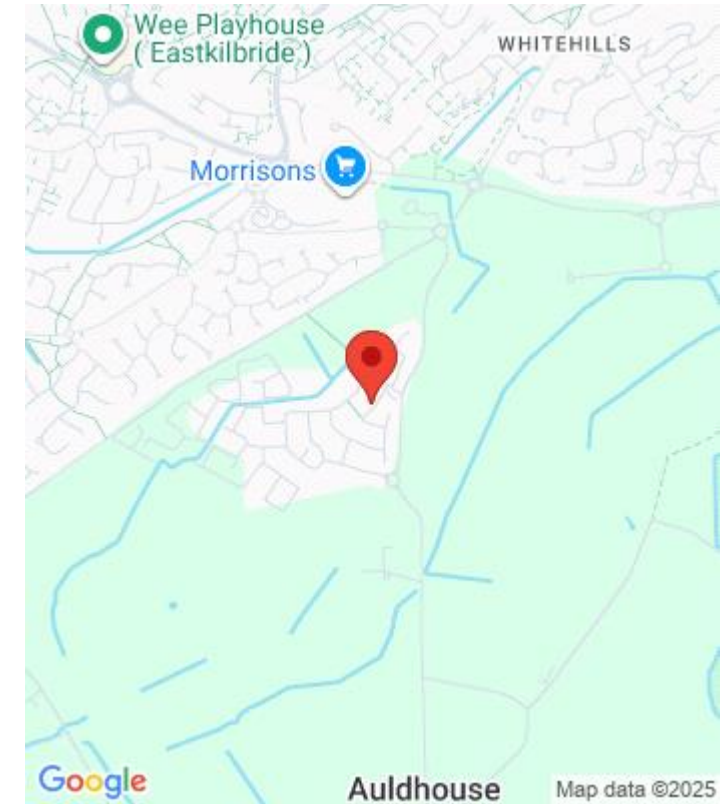


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL: 1470 sq. ft, 136 m2
 1st floor: 832 sq. ft, 77 m2, 2nd floor: 638 sq. ft, 59 m2
 EXCLUDED AREAS: WALLS: 122 sq. ft, 12 m2

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)