



Larocca Lane, East Kilbride, G74 4FJ
Glasgow

Offers Over
£385,000

From the moment of arrival, the home makes a striking first impression. A driveway provides ample off-street parking and leads to a garage, ideal for family convenience. The welcoming reception hall leads to a formal lounge, offering an elegant setting for relaxation, and a convenient downstairs WC.

At the heart of the home lies a stunning contemporary open-plan kitchen, beautifully appointed with modern cabinetry, quality worktops, and room for appliances. This kitchen seamlessly flows into a dining/lounge area, creating a spectacular open living space. Directly accessible from this area is a beautiful conservatory overlooking the rear gardens, allowing natural light to flood the interior and creating a superb connection between indoor and outdoor living. A practical utility room completes this level of accommodation.

The first floor hosts two well-proportioned bedrooms, including a principal suite complete with an en-suite shower room. A family bathroom serves the remaining bedroom on this level.

The second floor provides two further generous bedrooms, creating a perfect arrangement for older children, guests, or multi-generational living. The hallway has been cleverly utilised as a snug/study area. Throughout the home, an attractive oak staircase, doors, and skirtings enhance the aesthetic, alongside excellent fitted wardrobes in most bedrooms and abundant storage solutions.

The beautifully maintained rear gardens offer a private outdoor environment, thoughtfully designed to maximise enjoyment throughout the year. Features include a neat lawn, a calming pond, and patio areas perfect for alfresco dining. This secluded, mature outdoor space is ideal for social gatherings, all enclosed within secure boundaries.

The location is equally impressive. The Village enjoys a range of bars, restaurants, boutiques, and cafes, all within walking distance. There is excellent connectivity, making it one of East Kilbride's most desirable residential settings. A wide range of retail amenities can be found nearby, including Kingsgate Retail Park and the recently developed Playsport Sport and Golf Centre. East Kilbride Golf Club is also a short distance away, offering excellent leisure opportunities.









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