



RESIDENCE

23 Burnside View, Langloan, ML5 1HR

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston
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3 Bedrooms | 3 Public Rooms | 1 Bathroom

An immaculate modern semi-detached villa, peacefully positioned within a highly sought-after cul-de-sac development and enjoying a desirable setting with attractive woodland views to the rear.

Presented in true walk-in condition, this beautifully maintained home offers spacious and versatile accommodation, making it an ideal purchase for a wide range of buyers, including families, first-time buyers and those looking to downsize.

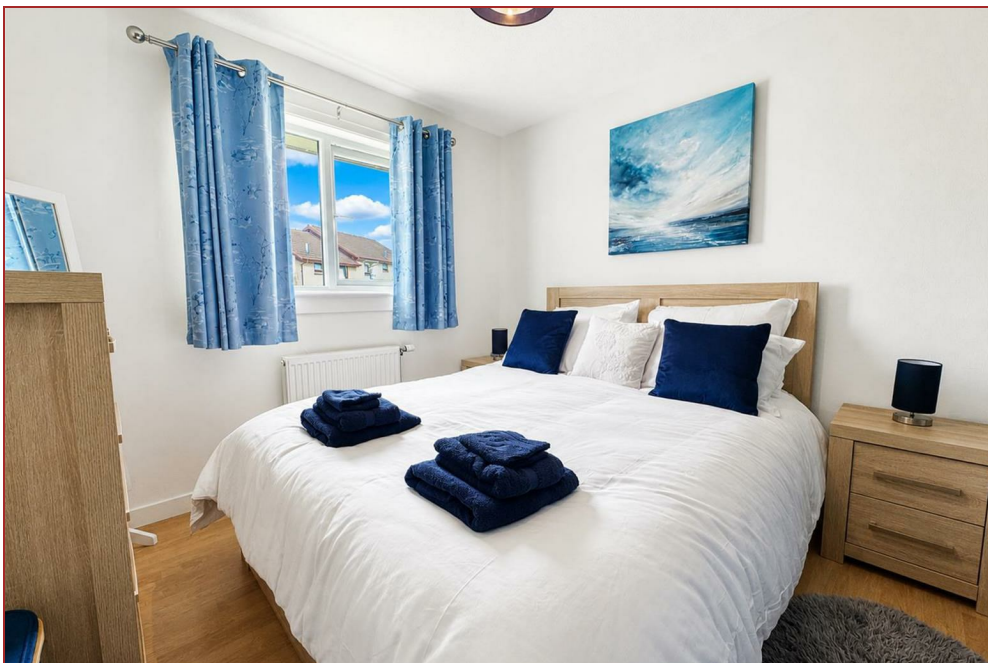
Early viewing is highly recommended to fully appreciate the quality of accommodation on offer, the excellent condition throughout and the superb location.

The accommodation comprises a welcoming reception hallway with access to a convenient cloakroom/WC, a bright and spacious lounge which flows seamlessly into the dining room, creating an ideal space for both everyday living and entertaining. The modern fitted kitchen is well appointed with an excellent range of base and wall-mounted units, while to the rear, a generous sun lounge provides additional living space and enjoys direct access to the private rear garden.

A staircase from the reception hallway leads to the upper level, where there are three well-proportioned bedrooms and a contemporary shower room finished to a high standard.

Externally, the property is set within attractive, easily maintained private gardens. The enclosed rear garden enjoys a peaceful backdrop onto local woodland and includes two useful garden sheds. To the side of the property, a generous driveway provides off-street parking for several vehicles.

Langloan is an established residential area of Coatbridge, popular with a wide range of buyers thanks to its convenient location and excellent transport links. The area offers a good selection of local amenities, including shops, supermarkets, schools and leisure facilities, while nearby Coatbridge Town Centre provides a wider choice of retail and dining options. With easy access to the M8, M73 and M74 motorway networks, as well as regular rail services to Glasgow.

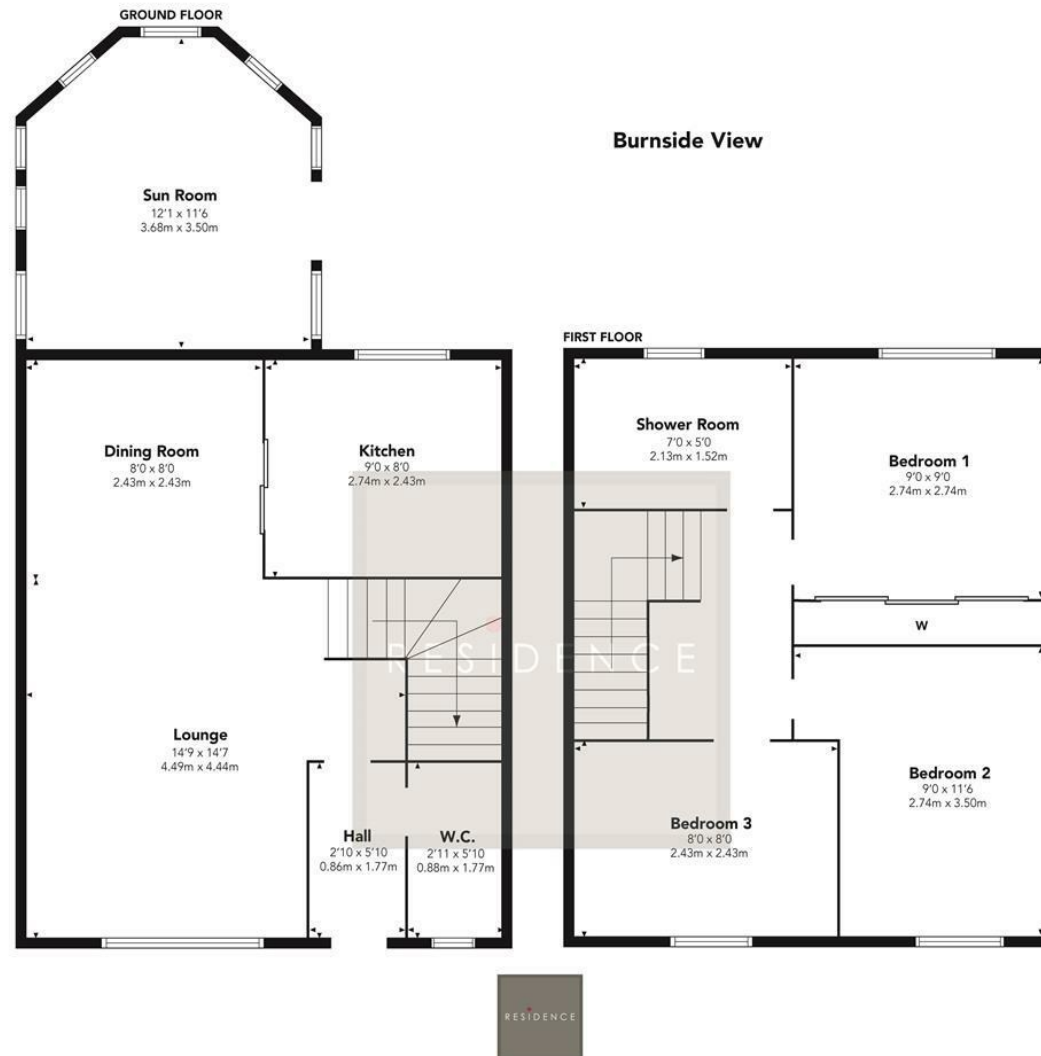


979.51 sq ft | EER = C



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Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful,
independent investigation of the property to determine to your satisfaction as to the suitability
of the property for your space requirements.

Produced by Plush Plans Ltd

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.