



RESIDENCE

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Viewing by appointment with Residence Uddingston

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3 Bedrooms | 2 Public Rooms | 1 Bathrooms

This immediately impressive three-bedroom detached family home was built by Manor Lane circa 2007 and occupies an attractive position within the ever-popular "Dukes" development. Thoughtfully designed and beautifully presented, the property offers flexible and versatile family accommodation formed over two levels and is presented in true walk-in condition.

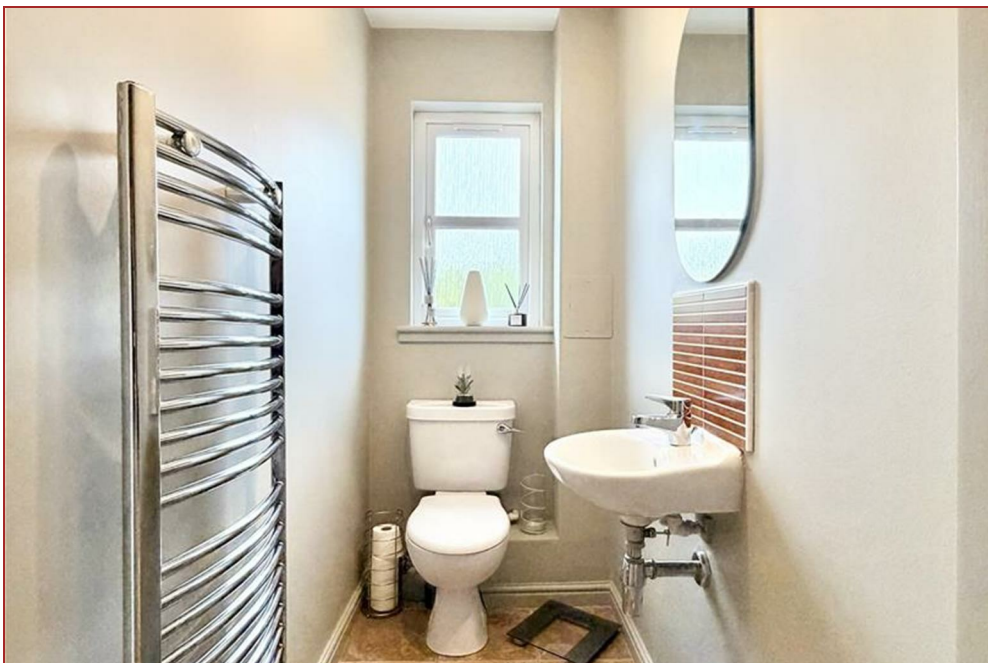
The accommodation comprises an entrance vestibule, cloakroom/WC and an impressive lounge which forms part of a bright, open-plan ground-floor layout. The lounge flows seamlessly into the modern fitted dining kitchen and adjoining sun/garden room, creating an excellent space for everyday family living and entertaining. The garden room enjoys pleasant aspects over the rear garden with direct access outside.

On the upper floor are three well-proportioned bedrooms, all benefiting from fitted wardrobes. The principal bedroom has its own stylish contemporary en-suite shower room, while the upgraded family shower room is finished to an equally attractive standard.

Features include gas central heating, double glazing, generous storage, modern sanitary ware and a quality fitted kitchen with stainless-steel finishes.

Externally, the property enjoys well-maintained, mature and enclosed gardens to the rear, providing an excellent outdoor space. To the front is a monobloc driveway leading to the garage, which incorporates a useful utility/laundry area.

The area is well served by local amenities including schooling, shopping, sports and recreational facilities, together with bus and rail links. The nearby M74 and M8 motorway networks provide convenient access throughout west and central Scotland, including Glasgow and Edinburgh.



1108.68 sq ft | EER = C



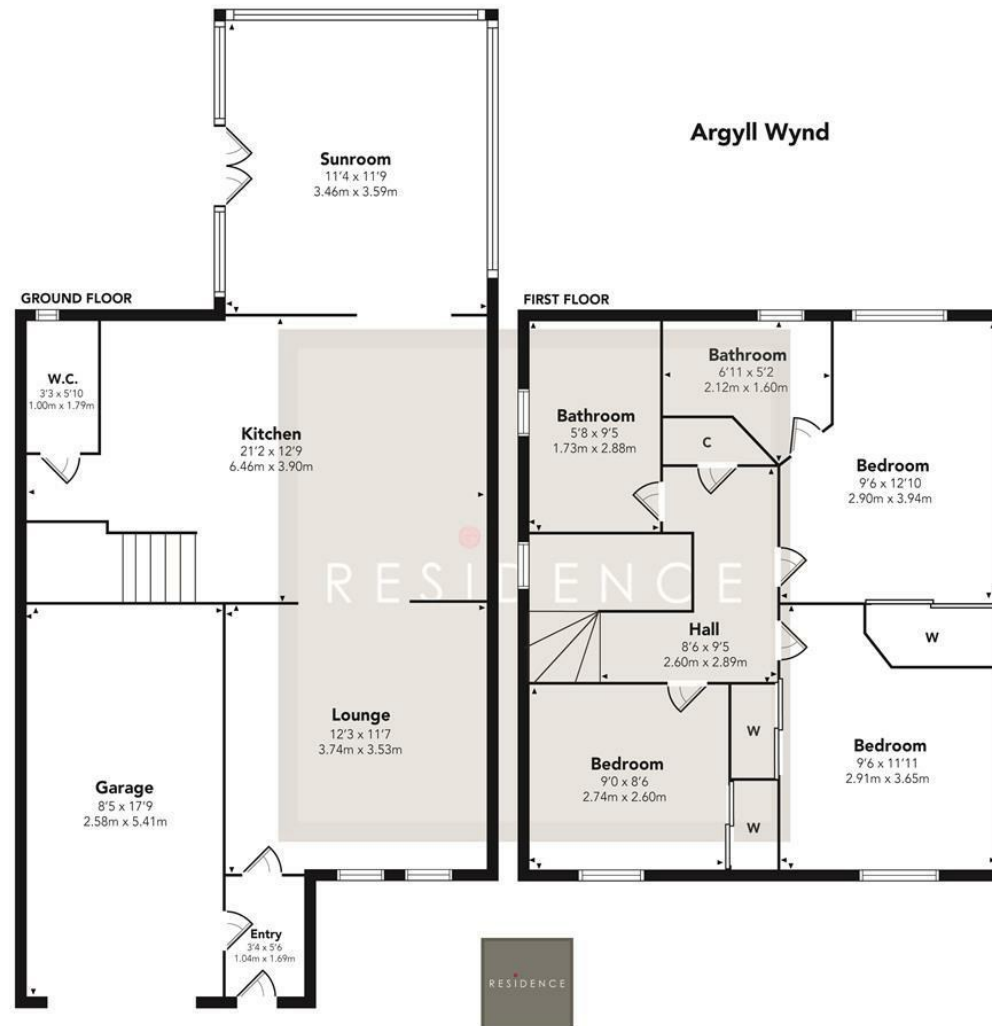
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Floor Plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
 as to the accuracy and completeness of the floor plan. You or your advisors 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.