



RESIDENCE

71 Rosehall Gardens, Uddingston, G71 7FR

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Viewing by appointment with Residence Uddingston

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3 Bedrooms | 1 Public Rooms | 3 Bathrooms

This beautifully presented modern three-bedroom semi-detached villa occupies a particularly attractive position within this popular residential development, enjoying a pleasant pedestrianised green frontage and situated just next to the young children's play area, making it an excellent choice for families.

The property offers bright, stylish and well-proportioned accommodation formed over two levels and is presented in excellent condition throughout.

The accommodation comprises a welcoming reception hallway with access to a convenient cloakroom/WC. The impressive corner-appointed lounge enjoys aspects to the front and provides an excellent main living space, with French doors opening directly onto the enclosed rear gardens.

The modern fitted dining kitchen offers an excellent range of contemporary units, worktop space and room for family dining, creating a practical and sociable space ideal for everyday living.

On the upper floor there are three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while a separate modern family bathroom serves the remaining bedrooms.

Features of the property include gas central heating, double glazing, modern sanitary ware and excellent storage space.

Externally, the property is complemented by a monobloc driveway providing convenient off-street parking together with well-maintained gardens. The enclosed rear garden has been designed with ease of maintenance in mind and features an artificial lawn, timber decking, garden shed and high timber fencing providing a good degree of privacy.

The attractive setting, modern accommodation and family-friendly position next to the green and children's play area combine to make this an excellent family home. Early internal viewing is highly recommended to appreciate the accommodation and location on offer.

Rosehall Gardens is situated within the popular Broomhouse area of Uddingston, offering an attractive residential setting.



861.11 sq ft | EER = B



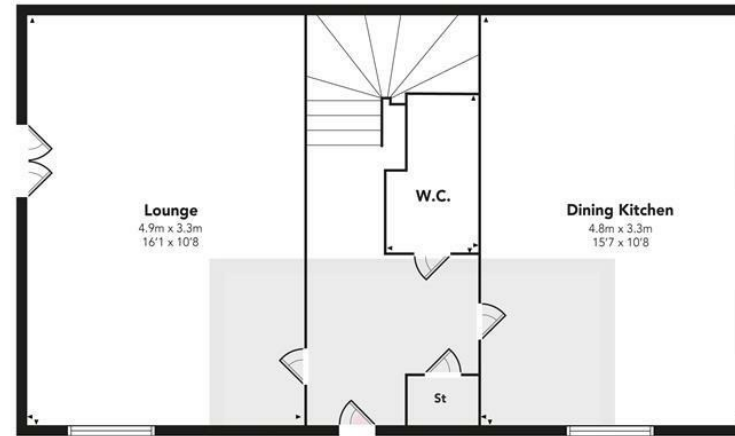
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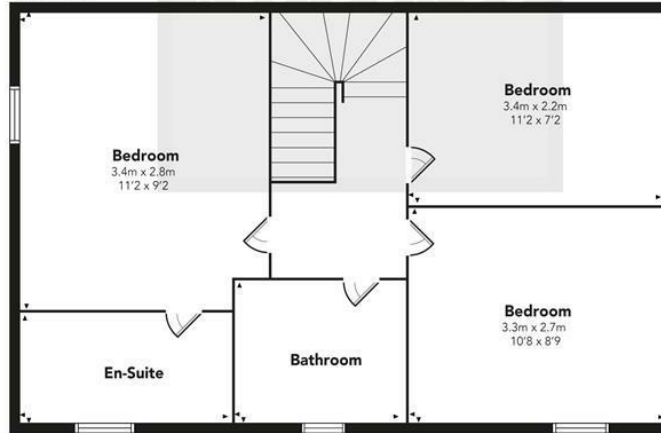


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GROUND FLOOR



FIRST FLOOR



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.