



RESIDENCE

11 Cathkin Gardens, Uddingston, G71 6DS

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Viewing by appointment with Residence Uddingston

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4 Bedrooms | 2 Public Rooms | 2 Bathrooms

This impressive and successfully extended four-bedroom semi-detached villa offers spacious and versatile family accommodation and has been finished to a very high standard throughout.

The ground-floor accommodation comprises a welcoming entrance hallway, spacious lounge with focal-point log-burning stove, impressive open-plan living/dining room extending to over 24 feet in length, well-appointed kitchen, useful utility cupboard, modern shower room and a home office/bedroom three, providing excellent flexibility for family living or those working from home.

On the first floor there are three further bedrooms, with bedroom four currently providing a versatile relax/study space, together with a modern family bathroom. Bedrooms one and two are both well-proportioned double bedrooms. Access from Bedroom 4 leads to a floored and lined loft room which provides excellent additional usable storage space.

Further features include gas central heating and double glazing.

Externally, the property enjoys a pedestrian-only frontage, creating a pleasant setting away from passing traffic. Vehicular access is provided to the rear where there is a gated monobloc driveway. The private and enclosed gardens have been thoughtfully designed to provide attractive and practical outdoor space.

Cathkin Gardens enjoys a peaceful residential setting while remaining within easy reach of Uddingston's excellent selection of shops, cafés, restaurants and highly regarded schools. Uddingston Train Station and nearby access to the M74 and M8 provide convenient travel throughout Lanarkshire, Glasgow and beyond. Parks, walking routes and leisure facilities are also readily accessible.

An ideal family home offering generous living space, flexible accommodation and excellent storage, with early viewing highly recommended.



1646.90 sq ft | EER = C



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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.