

RESIDENCE

30 Coalburn Park, Uddingston, G71 7FG

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston

T: 01698 444222 | E: uddingston@residenceestateagents.co.uk | A: 61-63 Main Street, Uddingston, G71 7EP


BUT FIRST COFFEE
KITCHEN
CROISSANT


BUT FIRST COFFEE
KITCHEN

RESIDENCE


CROISSANT


COFFEE
PASTRIES





3 Bedrooms | 2 Public Rooms | 2 Bathrooms

A beautifully presented semi-detached villa, enjoying a desirable cul-de-sac position within the highly regarded Springfield development in the heart of Uddingston.

Built by Springfield Homes circa 2017, this attractive family home has been finished and maintained to an excellent standard, offering bright, airy and well-proportioned accommodation throughout. Beautifully decorated, the property combines contemporary styling with practical modern living. Further features include gas central heating with Potterton boiler, Hive smart heating controls and double glazing. The bathroom and en-suite are fitted with modern sanitary ware and complemented by stylish tiling, whilst the contemporary dining kitchen incorporates a range of integrated appliances.

The ground floor accommodation comprises a welcoming reception hallway, cloakroom/WC, generous lounge and an attractive dining kitchen with French doors opening directly onto the rear garden, creating an excellent space for both everyday family living and entertaining.

On the upper floor, there are three well-proportioned bedrooms, two benefiting from fitted wardrobes, together with a modern family bathroom and a master en-suite shower room with rainfall shower. Further useful storage is provided by a boarded loft with ladder access.

Externally, the property benefits from a two-car driveway to the side. The enclosed and private rear garden has been thoughtfully arranged to include a decking area, lawn and patio, providing an ideal space for outdoor relaxation and entertaining.

Coalburn Park is ideally positioned for access to Uddingston Main Street, which offers an excellent selection of restaurants, bistros, traditional pubs and independent shops, alongside major retailers including Marks & Spencer and Tesco. The area is particularly popular with families, benefiting from well-regarded local primary and secondary schooling.

For commuters, Uddingston offers regular rail and bus services providing connections to Glasg

968.75 sq ft | EER = B





RESIDENCE









RESIDENCE





Coalburn Park



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.