



ESTATE AGENTS

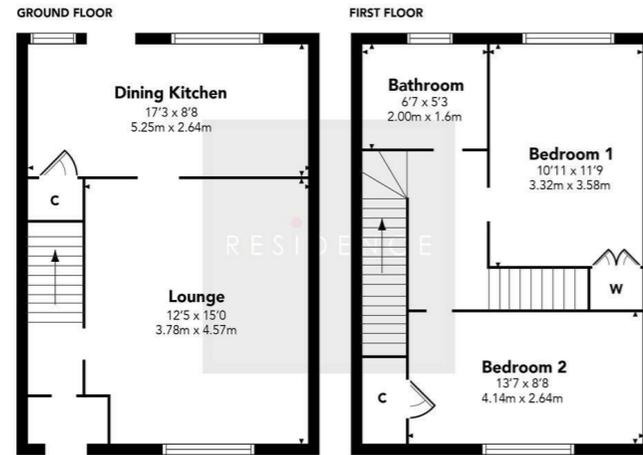
11 Fallside Avenue, Glasgow, G71 6JB



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Fallside Avenue



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

Property Reference



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We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixings 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.

This large semi detached home is set within a particularly large plot close to local amenities and transport links.



This large semi detached home is set within a particularly large plot and features a modern dining kitchen with integrated hob, oven and extractor hood and a modern white bathroom suite with quality wall tiling. The rooms are well proportioned whilst finished with gas central heating and double glazing.

The bright and airy living space comprises reception hall, lounge, new and modern dining kitchen, two double bedrooms and recently installed family bathroom. There is also a further room in the attic which could be utilised as a fabulous study/home office which is accessed via a fixed stairway.

The floor plan shall provide you with a detailed layout of this comfortable bright and airy home, however we recommend viewing to appreciate the size of the plot, layout and the convenient setting that's on offer.

To the front of the house is a neat lawn with driveway and garage to the side of the property. The rear garden is slatted, is bound by fencing and features access to a seller ideal for storage.

Fallside Avenue is located near to Tannochside which has a great choice of local shops and amenities. Uddingston is highly regarded for its excellent main street where you can find the majority of every day shopping needs. There is a great choice of restaurants, bistros and pubs, with many more found in nearby Hamilton town centre. The property is located within popular school catchments. For those commuting by public transport there are regular bus and train services from Hamilton and Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.

