



RESIDENCE

24 Kingston Avenue, Uddingston, G71 6TA

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2 Bedrooms | 1 Public Rooms | 1 Bathrooms

A modern upper flat within a highly sought-after development in the popular Tannochside area of Uddingston, ideally situated close to a wide range of excellent local amenities.

Offering spacious accommodation throughout, this attractive property is an ideal first-time purchase or buy-to-let investment. It is presented to the market with vacant possession, and an early date of entry is available.

The property enjoys a peaceful position at the end of a cul-de-sac, with residents' parking to the front and private gardens to the rear.

The accommodation comprises an entrance vestibule with stairs leading to the upper level, where there is a generous walk-in storage cupboard and access to the loft. The bright front-facing lounge provides access to the fitted kitchen, which is equipped with a range of base and wall-mounted units along with integrated appliances.

There are two well-proportioned bedrooms, both benefiting from fitted wardrobes, while the accommodation is completed by a recently installed, modern bathroom.

Further features include private rear gardens, gas central heating and double glazing throughout.

Residents benefit from a range of nearby shops, supermarkets, cafés and restaurants in Uddingston's bustling Main Street, while larger retail and leisure facilities can be found at nearby Hamilton, East Kilbride and The Fort shopping Park. The area is also well served by highly regarded primary and secondary schools, making it a sought-after location for growing families.

For outdoor enthusiasts, Tannochside is within easy reach of Strathclyde Country Park, Bothwell Castle and a variety of scenic walking and cycling routes along the River Clyde.



602.78 sq ft | EER = C

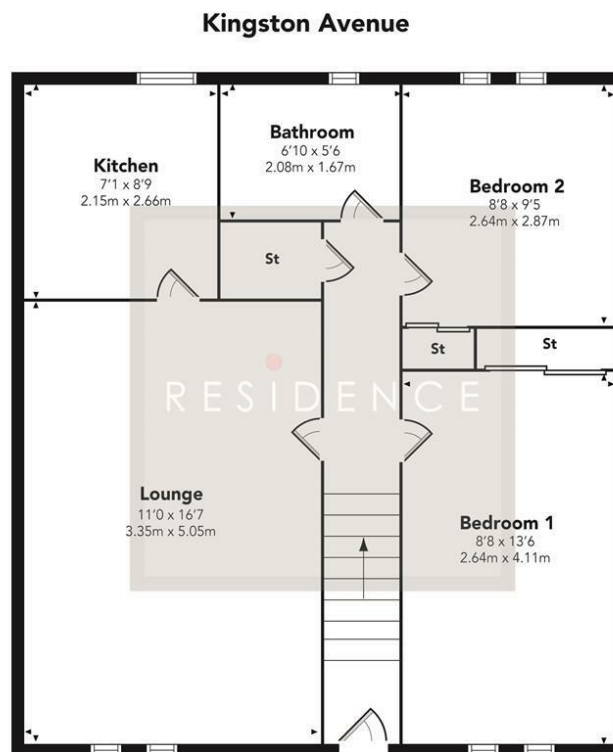


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Viewing by appointment with Residence Uddingston

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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.