



RESIDENCE

47 New Edinburgh Road, Uddingston, G71 6AB

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3 Bedrooms | 2 Public Rooms | 2 Bathrooms

This impressive three-bedroom extended sandstone terraced villa is ideally positioned on sought-after New Edinburgh Road in Uddingston, just a short stroll from the vibrant Main Street and its excellent range of cafés, shops and amenities. The property effortlessly blends timeless period charm with modern family living.

The welcoming ground floor features a stunning bay window lounge with southerly aspects, flooding the room with natural light and highlighting the beautiful period features found throughout the home. A formal dining room provides an ideal space for entertaining, while the rear extension opens into a contemporary fitted kitchen complete with a modern Aga, ample storage and worktop space. A separate utility room adds everyday practicality, and a convenient WC completes the ground floor accommodation. Underfloor heating enhances comfort in areas of the lower level.

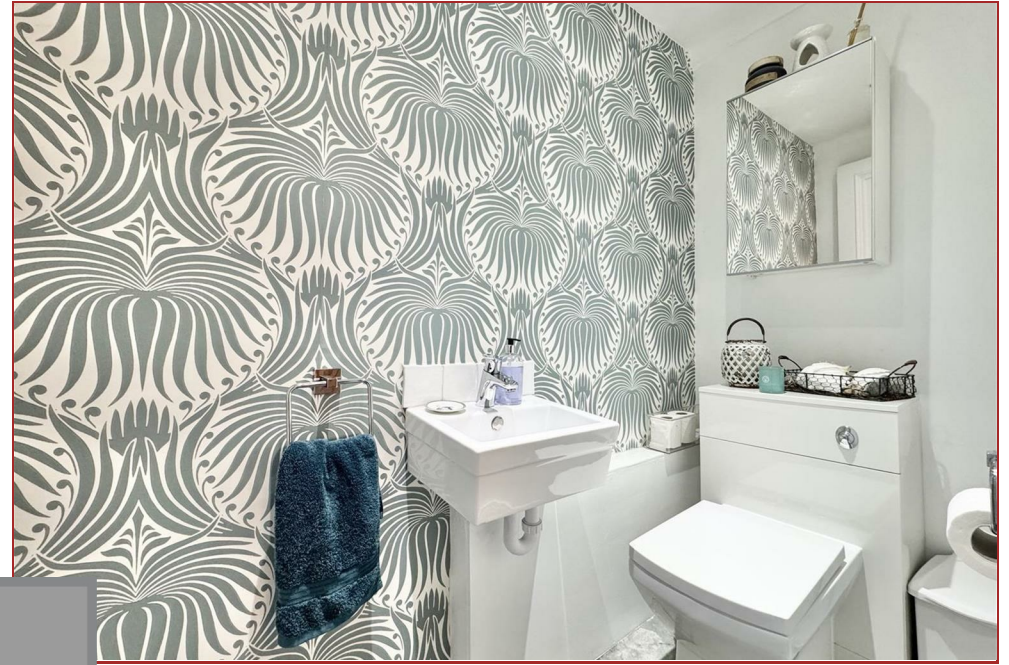


On the half landing sits a stylish four-piece family bathroom, including a large walk-in shower and quality fittings. The upper floor offers three well-proportioned bedrooms, each presented to a high standard and providing flexible space for family living, home working or guest accommodation.

Externally, the property benefits from a low-maintenance rear garden, perfect for relaxing or entertaining with minimal upkeep required.

This exceptional home combines traditional sandstone elegance with modern finishes in a highly desirable location, making it an ideal choice for families and professionals alike.

1130.20 sq ft | EER = D

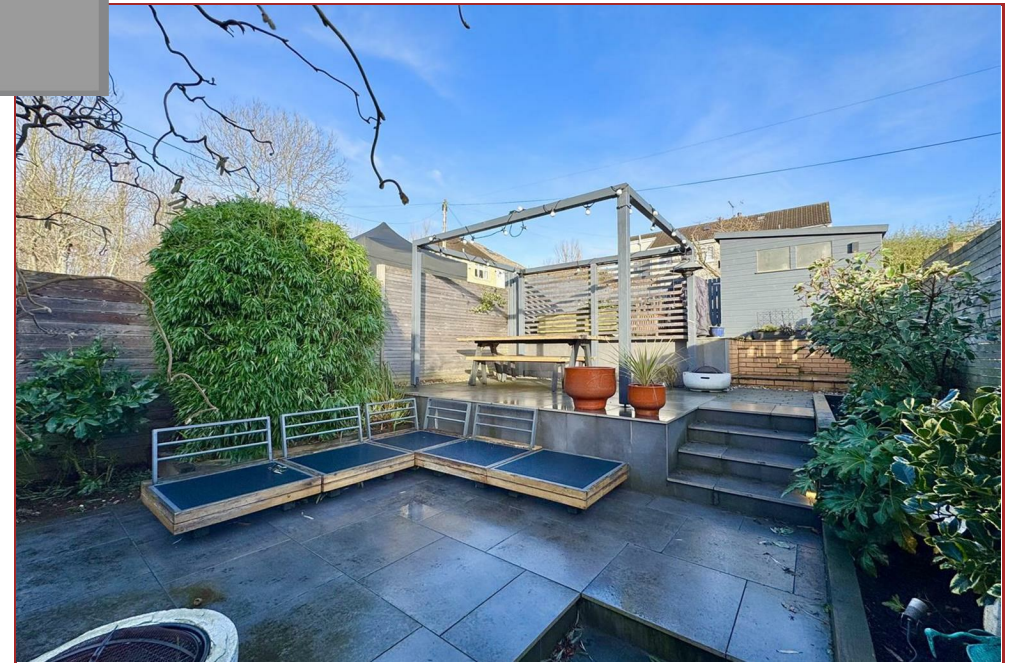


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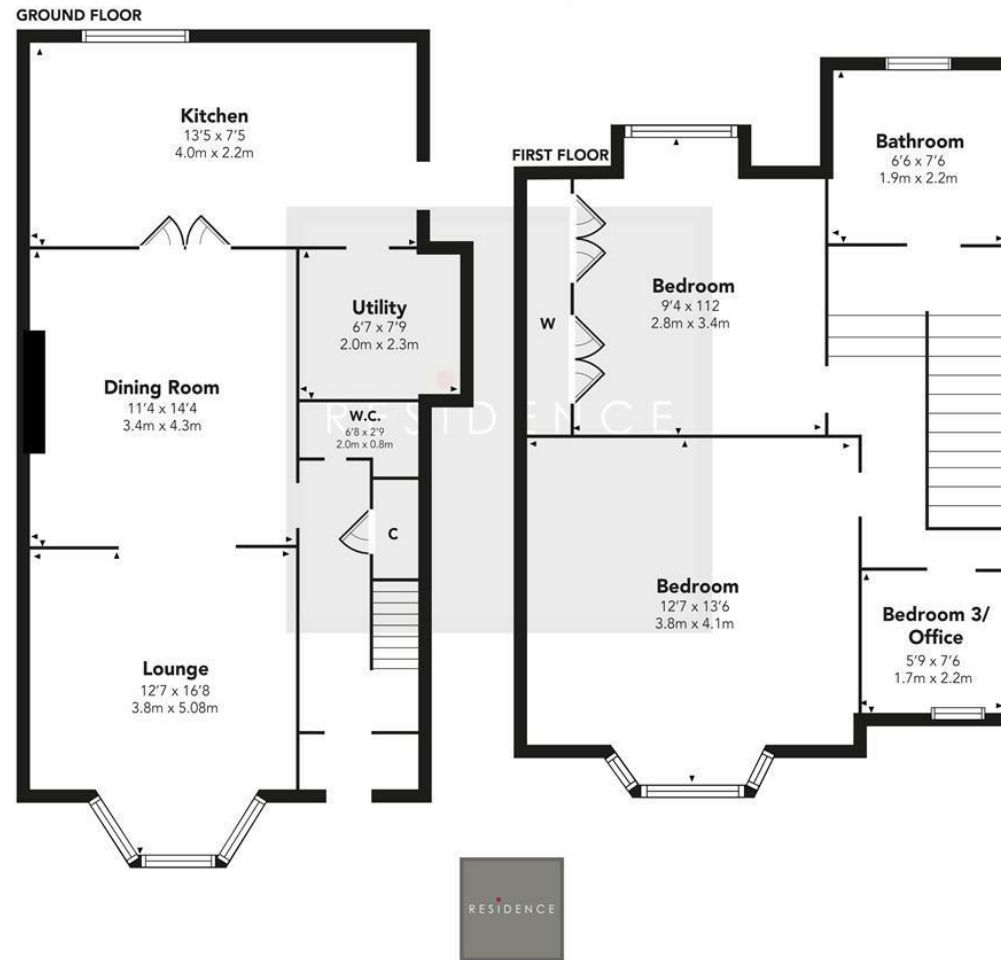




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New Edinburgh Road



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.