



RESIDENCE

431 Hamilton Road, Uddingston, G71 7SG

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Viewing by appointment with Residence Uddingston

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1 Bedroom | 1 Public Room | 1 Bathroom

This beautifully presented and thoughtfully modernised traditional one-bedroom upper flat enjoys a prime location and benefits from a well-maintained communal garden area.

Positioned on the preferred upper floor of a well-kept traditional building, the property has been significantly upgraded in recent years and is now offered in true walk-in condition. It will appeal to a wide range of buyers, including first-time purchasers, downsizers, and buy-to-let investors.

The accommodation is bright, airy, and freshly decorated throughout, with attractive high ceilings enhancing the sense of space. Additional features include gas central heating and double glazing. A generous attic space provides excellent storage and offers potential for further development, subject to the necessary consents. The modern fitted kitchen is well-appointed with a hob, oven, and extractor hood, along with space for additional appliances. The stylish bathroom is finished to a high standard, featuring a contemporary white suite, quality tiling, and chrome fittings.

Accessed from the rear of the building, the property benefits from its own main door. The accommodation comprises an open-plan lounge with a modern fitted kitchen, a well-proportioned double bedroom with fitted wardrobes, and a beautifully finished bathroom with an over-bath shower.

Externally, the communal rear gardens are well maintained, featuring a lawn area and a decked seating space—ideal for relaxing or enjoying the outdoors.

Uddingston is a highly sought-after location offering an excellent selection of local amenities, including a variety of shops, cafés, restaurants, and well-regarded schools. The area benefits from superb transport links, with easy access to nearby motorway networks and regular rail services providing convenient travel to Glasgow and beyond. Combining suburban tranquillity with everyday convenience, this property represents an excellent opportunity to enjoy a well-connected and vibrant community setting



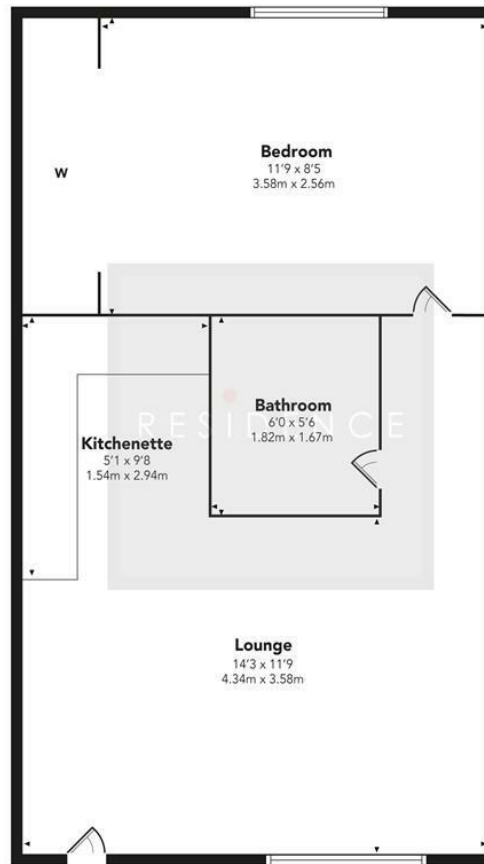
387.50 sq ft | EER = C



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Hamilton 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.