



RESIDENCE

37 Union Way, Uddingston, G71 6UL

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Viewing by appointment with Residence Uddingston

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3 Bedrooms | 1 Public Room | 3 Bathroom

Set within a particularly private and peaceful small cul-de-sac, this immaculate three-bedroom semi-detached villa offers beautifully presented family accommodation alongside well-maintained gardens and allocated parking.

Built by Wimpey Homes circa 2018, this impressive modern home is presented in true walk-in condition and finished to an excellent standard throughout. The property features bright, airy apartments with tasteful neutral décor, gas central heating, double glazing and a security alarm system. The stylish dining-sized kitchen is fitted with a range of integrated appliances, while the family bathroom and en-suite shower room are finished with contemporary sanitary ware and quality wall tiling.

The accommodation comprises a welcoming reception hallway, a cloakroom WC, a spacious and beautifully presented lounge, and a modern dining-sized kitchen with direct access to the rear garden, creating an ideal space for both family living and entertaining. On the upper floor, there are three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from allocated parking to the front. The enclosed rear garden enjoys an excellent degree of privacy and has been thoughtfully landscaped with a patio area, lawn and garden shed, providing an ideal outdoor space for relaxing and entertaining.

Tannochside Gardens is ideally positioned within the highly regarded Uddingston area, which continues to be one of South Lanarkshire's most desirable residential locations for families and commuters alike. A wide selection of local amenities can be found nearby, including shops, supermarkets, cafés, restaurants and leisure facilities, while the nearby retail parks provide further everyday conveniences. The area is well served by highly regarded primary and secondary schooling and benefits from excellent transport links, with easy access to the M74 and M8 motorways.



914.93 sq ft | EER = B



RESIDENCE



Union Way



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.