



ESTATE AGENTS

31 Track Drive, Glasgow, G71 6TQ



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 While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation  
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 independent investigation of the property to determine to your satisfaction as to the suitability  
 of the property for your specific requirements.  
 Produced by Plush Plans Ltd

Property Reference

Residence contact Andrew Watt or Wilma Duncan | Viewing by appointment with **Residence Uddingston**

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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.



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This impeccably well presented modern two bedroom semi detached villa is set within the admired Tannochside Gardens development.



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Built by Taylor Wimpey Homes circa 2019 in the style of "The Andrew" this lovely sized home is neutrally decorated throughout and has been finished with luxury carpeting and porcelain floor tiling. The modern fitted kitchen is finished with white units and light grey contrasting worktops whilst incorporating a gas hob, oven, extractor hood, fridge/freezer and a dishwasher. Both the cloakroom and the family bathroom have modern white sanitary ware and complimentary wall tiling. Additional features include gas central heating and double glazing.

The accommodation comprises reception hall, cloakroom wc, a lounge with french doors overlooking the rear gardens, a modern family bathroom and two double bedrooms.

The front garden is small and neat with a lawn and young Laurel hedging. To the side of the property is a monoblock drive for two cars which leads to the fenced rear garden which is a blank canvas.

Uddingston is highly regarded for its excellent Main Street where you can find the majority of every day shopping needs. There are a great choice of restaurants, bistros and pubs nearby as well as Marks & Spencers, Tesco and numerous independent shops. The local school catchment is well regarded for both primary and secondary schooling. For those commuting by public transport there are regular bus and train services 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.

