



RESIDENCE

54 Bellshill Road, Uddingston, G71 7LZ

www.residencestateagents.co.uk



Viewing by appointment with Residence Uddingston

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2 Bedrooms | 2 Public Rooms | 1 Bathrooms



"Roseann Cottage" a quaint sandstone bungalow, set amidst enclosed private gardens and is located within a much admired and seldom available address.

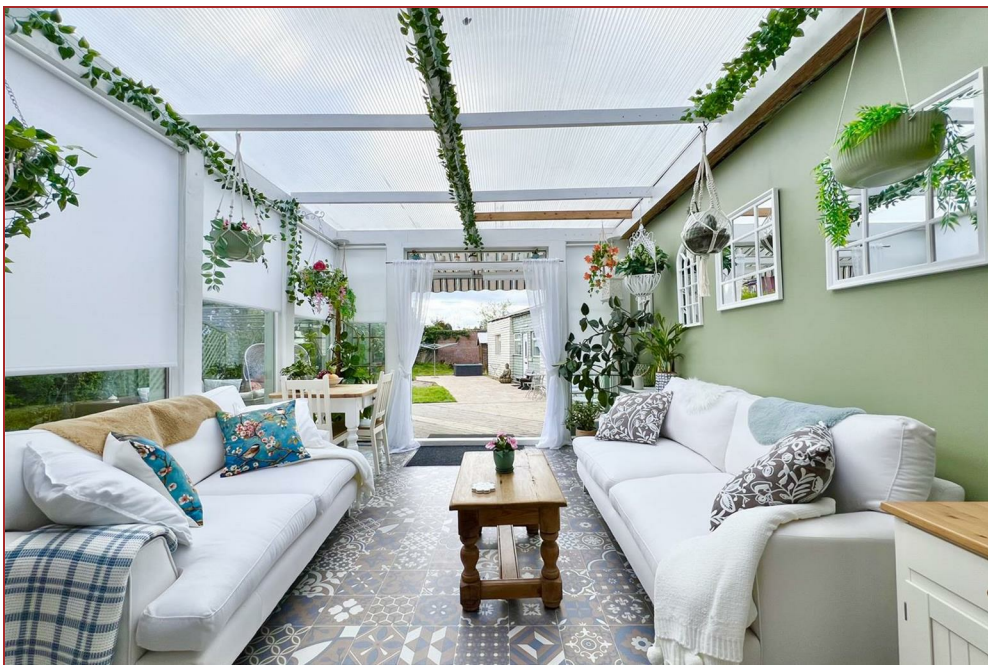
Alongside a wealth of impressive period features, this home offers spacious and versatile accommodation ideal for a family or indeed anyone contemplating a downsize. Located in one of the most desirable addresses in Uddingston and within easy walking distance of numerous local amenities and transport links, this property offers a rare opportunity to acquire a characterful and impressive home in a highly sought after area.

The property has a spacious layout, the floor plan provides a detailed layout of this comfortable home. The property comprises a reception hallway, a bay window formal lounge with a feature log burner, a modern kitchen which leads into the large conservatory, a large four piece family bathroom and two well-proportioned double bedrooms.

The beautiful internal spaces within this home are complimented by lovely garden grounds. The property features generous gardens to the rear with a selection of established trees and shrubs providing both attractive outlooks and great privacy. The front garden is also with a driveway leading to a garage at the rear. The private rear garden has a large lawn, a spacious patio area and an outbuilding which is spacious with two apartments, a utility area and a WC.

Bellshill Road is conveniently located close to Uddingston Main Street and its amenities, which include a great selection of restaurants and cafes 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, local bus services and Uddingston train station is only a few minutes walk away and the property is well placed to enjoy easy access to both M8 and M74 motorways.

Council Tax Band - E



1054.00 sq ft | EER = D



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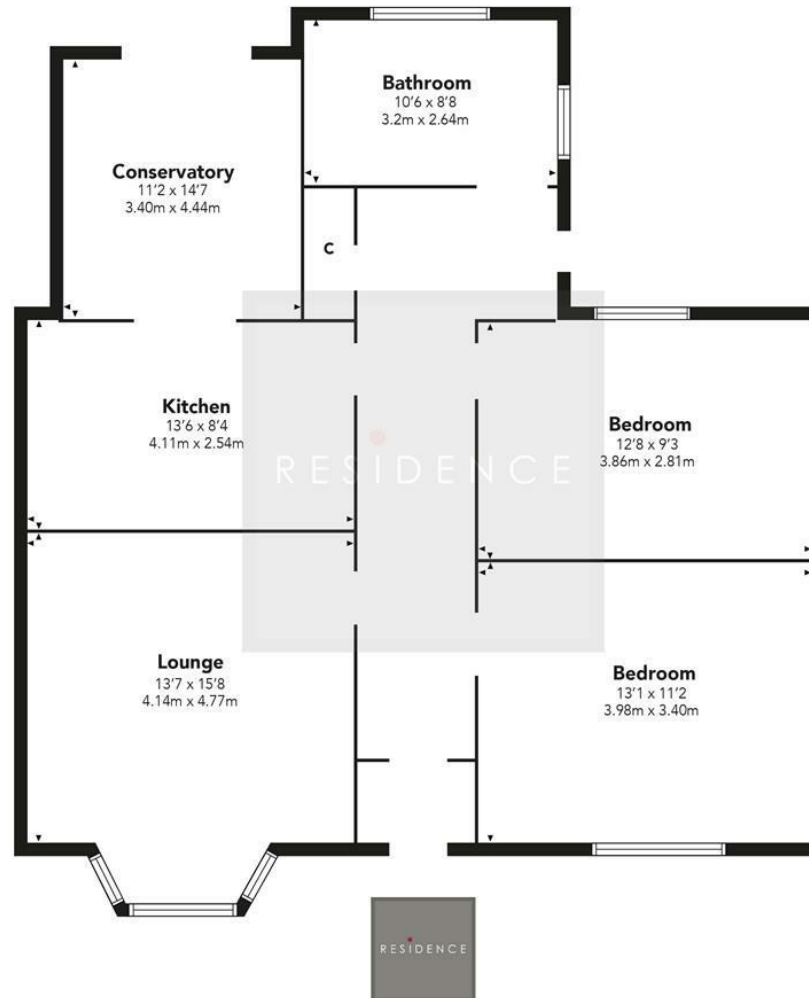


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Bellshill Road



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.