



RESIDENCE

12 Broomhouse Drive, Uddingston, G71 7SW

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)



Viewing by appointment with Residence Uddingston

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## 5 Bedrooms | 2 Public Rooms | 4 Bathrooms

An immaculately presented modern detached villa set within beautifully kept gardens in a sought-after development.

This most impressive home was built by Miller Homes in the style of the "Jura" featuring an exceptionally large master bedroom. The property has been finished to a very high standard throughout with fresh, contemporary décor and quality floor coverings. The layout is spacious and versatile with features such as gas central heating and double glazing. The property has been upgraded to have a full double garage conversion to accommodate a large second public room with dual aspects to the front.

The accommodation comprises a welcoming reception hallway, cloakroom WC, bay windowed lounge with double glazed aspects to the front, large cinema room, modern open plan dining kitchen/family area with two sets of French doors to the rear garden, and separate utility room with outer door to side. The kitchen has a range of floor and wall-mounted storage units with a selection of integrated appliances. On the upper floor, there are five good-sized bedrooms, the principal bedroom and guest bedroom both have their own en-suite shower rooms. The main family bathroom has a contemporary four-piece suite incorporating wc, wash hand basin, bath and shower cubicle.

The floor plan shall provide you with a detailed layout of this comfortable home. However, we recommend a viewing to appreciate the quality of the finishings and the convenient setting that's on offer.

To the front of the property is a mono-block driveway, whilst the private and enclosed rear garden is south facing and is bounded by fencing with lawn and decking areas.

Uddingston is highly regarded for its excellent Main Street, where you can find the majority of everyday shopping needs. There is a great choice of restaurants, bistros and pubs nearby, as well as Marks & Spencers.

\*Council Tax Band - G

\*\*Please note this property is a connected person and is owned by an employee of Residence Estate Agents.



1980.00 sq ft | EER = C

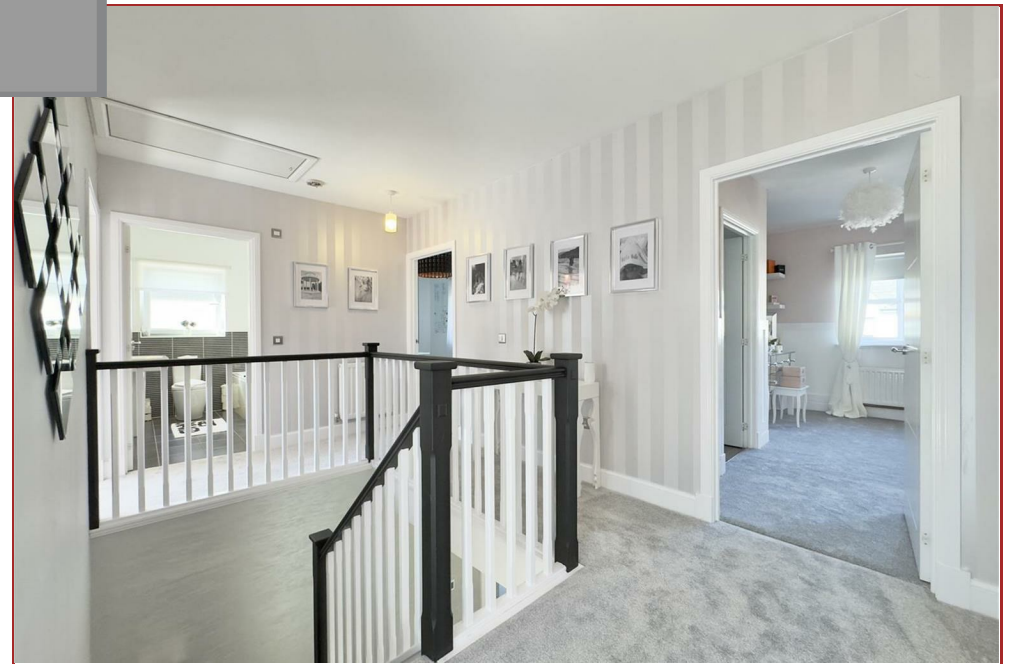


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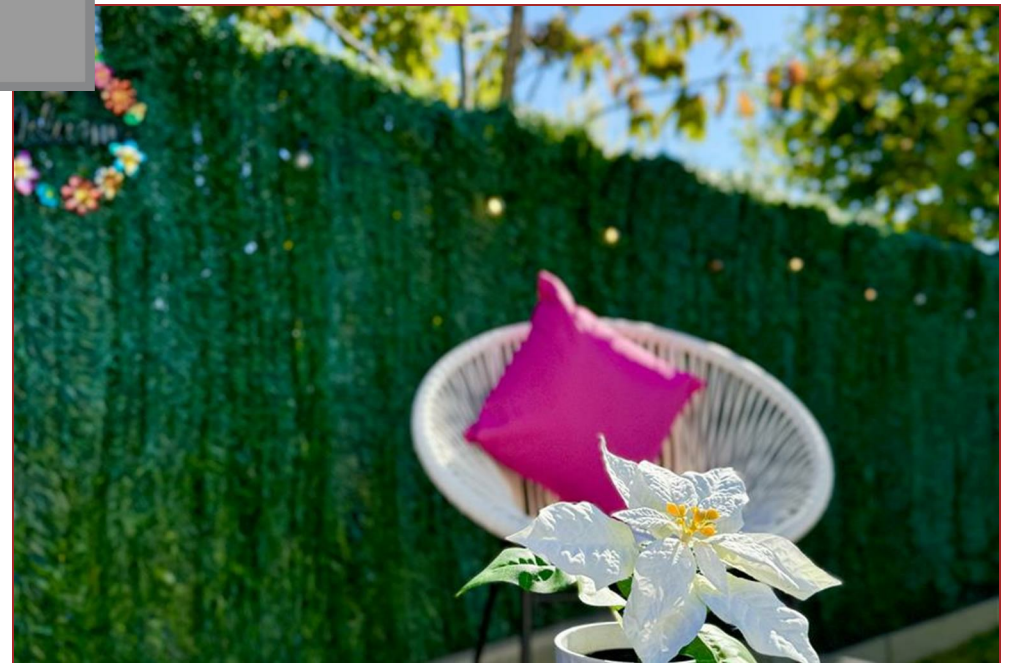
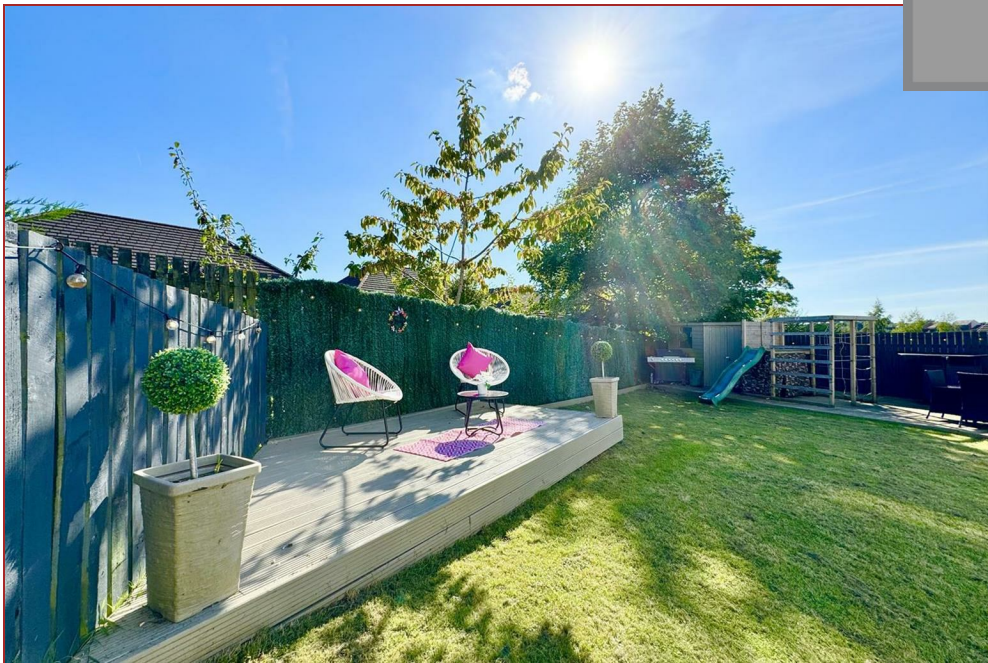


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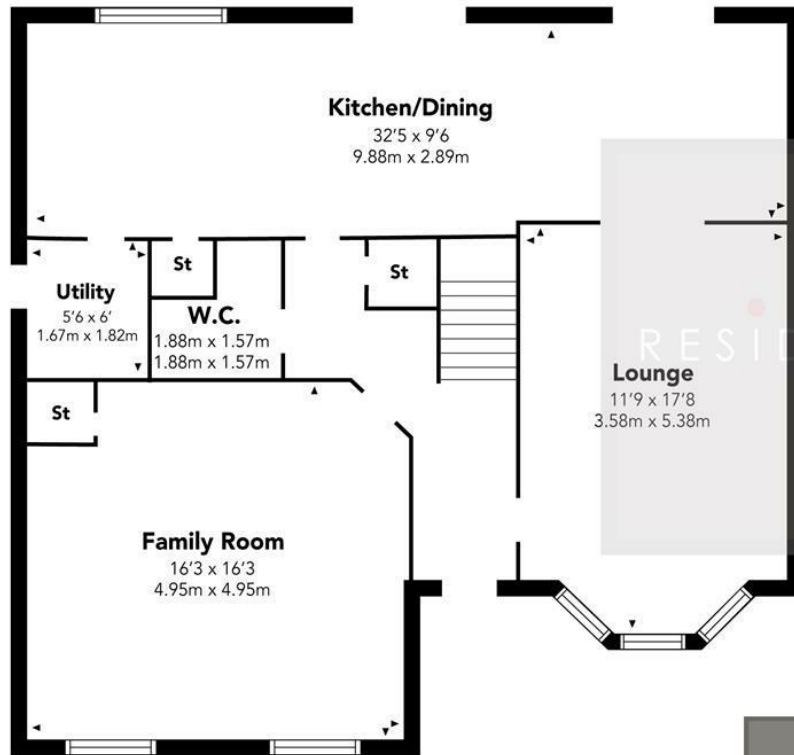
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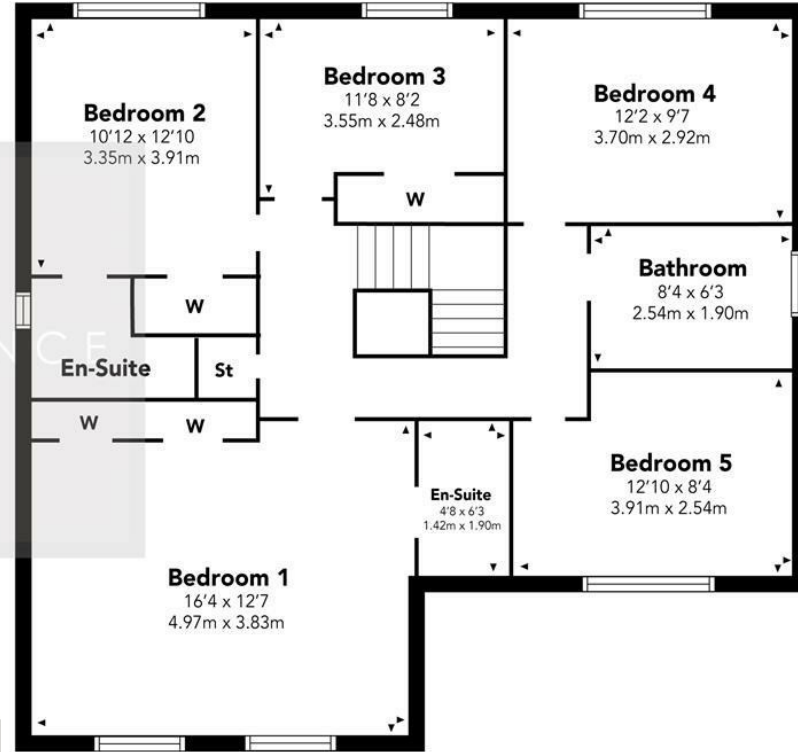


# Broomhouse Drive

## GROUND FLOOR



## FIRST FLOOR



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.