



RESIDENCE

5 Coalburn Park, Uddingston, G71 7FG

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## 3 Bedrooms | 2 Public Rooms | 2 Bathrooms

An exceptionally well presented modern detached villa located within the admired and popular Springfield development of Uddington.

Great attention to detail has gone into the finishing and design of this lovely home, which offers a bright, airy and well laid out living space. Built by Springfield Homes circa 2016, the property has been beautifully decorated throughout and features gas central heating and double glazing. The bathroom and en-suite are finished with modern white sanitary ware and complimented by luxury tiling, whilst the stylish kitchen incorporates a range of integrated appliances with space for additional white goods within the utility room.

The ground floor accommodation comprises a welcoming reception hallway, a cloakroom WC, a spacious lounge, a modern dining kitchen and a separate utility room. The garage has recently been converted and offers a further sitting room or indeed bedroom four. On the upper floor is a family bathroom and three double bedrooms, all with built in wardrobes, and the principal bedroom has an en-suite shower room.

To the front of the property is a mono-block drive with space for three cars and an electric car charging point. The fully enclosed rear garden has been beautifully landscaped with artificial turf, patio area and composite decking.

The Springfield development is conveniently located for Uddington Main Street and its amenities, where there is a great choice of restaurants, cafes 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, and for those commuting by public transport, there are regular bus and train services from Uddington to the surrounding towns and cities, including Glasgow and Edinburgh. The M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities.



1313.00 sq ft | EER = C





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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.