



RESIDENCE

9 Poppy Gardens, Cambuslang, G72 6AB

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Viewing by appointment with Residence Uddingston

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5 Bedrooms | 3 Public Rooms | 2 Bathrooms

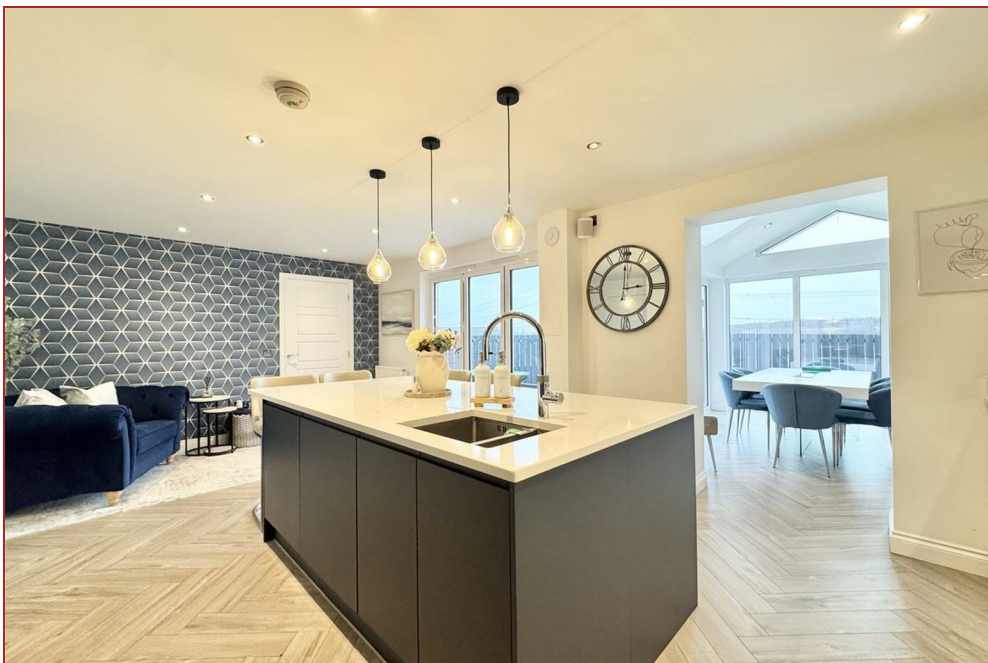
Arguably one of the finest finished homes within the much admired Newton Farm development and occupying an enviable corner position within Poppy Gardens.

This immaculate modern detached villa has been successfully extended and upgraded to create this wonderful family home. The attention to detail, thoughtful design, and quality of workmanship is particularly impressive, and we expect buyers will appreciate this. The kitchen has been upgraded with a feature centre island and additional units, whilst the en-suite shower room has luxury sanitary ware with walk in shower and a free standing bath tub. Additional features include a security alarm system and double glazing, whilst the converted garage is now a sitting room/playroom.

The accommodation comprises a reception hallway, cloakroom wc, formal lounge, garden room, converted garage to sitting room/playroom, modern fitted dining kitchen, separate utility room, five bedrooms (bedroom 5 currently a dressing room), principal en-suite and a luxury family bathroom.

The gardens have been successfully landscaped to the rear with a large monoblock drive to the front for several cars with a lawn to the side of the property.

Poppy Gardens is set within the modern Newton Farm development on the outskirts of Cambuslang, and is well placed for schooling and public transport facilities. Cambuslang is a very popular suburb of Glasgow and provides excellent transport links into the city centre by bus or train from nearby Newton train station or if traveling by car, the M74 and M8 motorways provide great links to Glasgow and the surrounding towns. There are a variety of shops on offer nearby with many popular high street names being represented, whilst primary and secondary schooling is close by.



1679.00 sq ft | EER = C



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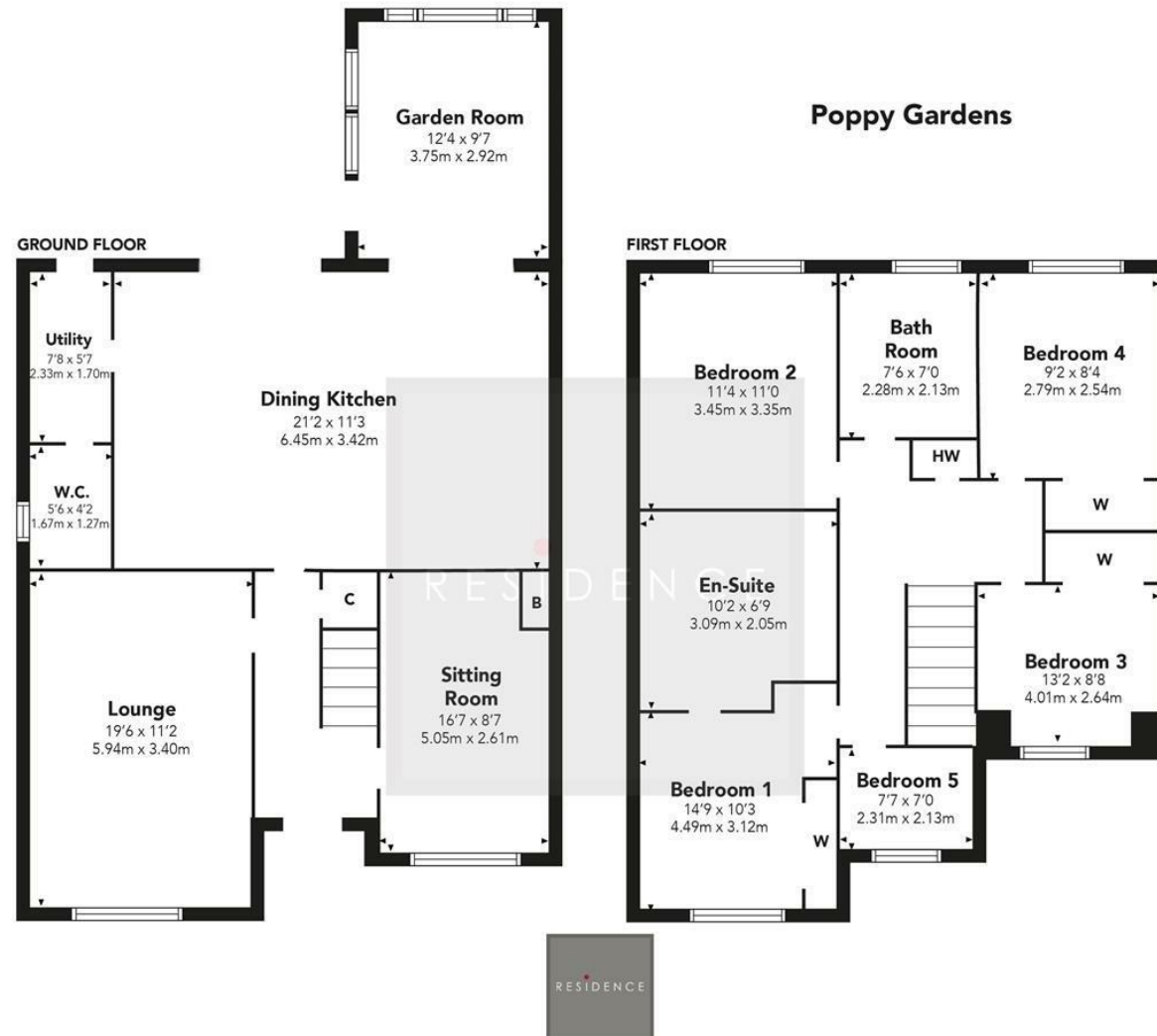




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Floor Plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.