



RESIDENCE

31 Poppy Gardens, Cambuslang, G72 6AB

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## 5 Bedrooms | 1 Public Rooms | 4 Bathrooms

Located in the highly sought-after Poppy Gardens in Newton Farm, this modern five-bedroom detached villa offers the perfect blend of contemporary design and family-friendly features. From the moment you approach the property, its striking façade and well-maintained exterior set the tone for what lies inside. The property has been thoughtfully designed with a spacious layout, offering both comfort and functionality for modern family life.

You are welcomed into a bright and airy hallway that leads to the downstairs apartments. The ground floor boasts an impressive open-plan kitchen and dining area that serves as the heart of the home. The kitchen is equipped with modern base and wall units and sleek countertops, while large windows and doors flood the space with natural light and provide stunning views of the garden and surrounding area. Completing the downstairs accommodation is the separate utility room and WC.

To the front is a spacious lounge, where contemporary design meets comfort. With ample room for seating, it offers the perfect space to unwind. Upstairs, the property continues to impress with five well-proportioned bedrooms, each offering its own unique character and ample storage space. The principal bedroom is a fabulous retreat, complete with an en-suite shower room. The second bedroom also benefits from its own en-suite shower room. The other three bedrooms are equally spacious and versatile, providing plenty of room for family members to enjoy their own space or for guests to stay comfortably. Completing the accommodation is the family bathroom, comprising a three-piece modern white suite.

Excellent gardens to front and rear with driveway and garage.

Situated in the peaceful and desirable Newton Farm area, the villa offers a perfect balance of suburban tranquility and urban convenience. Excellent local amenities, schools, and transport links are within easy reach, making it an ideal location for families.



1485.42 sq ft | EER = B



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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.