



RESIDENCE

22 Lairds Gate, Uddingston, G71 7HR

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## 4 Bedrooms | 3 Public Rooms | 2 Bathrooms

Nestled within the prestigious and sought-after Lairds Gate in Uddingston, this exceptional four-bedroom detached villa offers spacious, versatile living ideal for modern family life. Thoughtfully designed and beautifully maintained, the property boasts generous accommodation across two levels and benefits from a private, low-maintenance rear garden, creating a perfect balance of indoor comfort and outdoor enjoyment.

As you step through the welcoming entrance, you are greeted by a bright and inviting hallway that sets the tone for the elegant interiors that follow. The ground floor is defined by a thoughtful layout that includes three flexible public rooms, each designed to accommodate a range of lifestyles and uses. To the front, a formal lounge provides a comfortable and stylish space for relaxing, while a separate dining room offers a more traditional setting for entertaining. At the heart of the home, the expansive open-plan kitchen/dining area that flows seamlessly into a stunning conservatory at the rear—flooded with natural light and offering an impressive space for social gatherings, quiet evenings, or simply enjoying the garden views all year round.



The kitchen is both practical and attractive, featuring ample storage, modern worktops, and integrated appliances. A convenient utility room and a downstairs WC further enhance the functionality of the ground floor. Upstairs, the property continues to impress with four well-proportioned bedrooms, offering excellent storage. The principal bedroom benefits from an en-suite shower room, while a modern family bathroom serves the remaining bedrooms, all of which are presented in neutral tones and move-in condition.

Externally, the rear garden is designed with low maintenance in mind, featuring a paved area ideal for outdoor dining and relaxation. At the front, the property offers off-street parking, enhanced by a driveway and an integral garage, where the owners have installed a 7kW EV charger for convenience.

1776.00 sq ft | EER = D





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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.