



97 James Weir Grove, Uddingston, G71 7PL





Viewing by appointment with Residence Uddingston  
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## 2 Bedrooms | 1 Public Rooms | 2 Bathrooms

This stunning two-bedroom modern flat is located in the highly sought-after Sunnymead development in Uddington, occupying a prime position on the top floor. Beautifully presented throughout, the property offers a fantastic opportunity for first-time buyers, downsizers, or those seeking stylish, low-maintenance living in a well-connected area.

Upon entering, you are welcomed by a bright and spacious hallway with two convenient storage cupboards, setting the tone for the rest of this well-maintained home. The heart of the flat is the impressive lounge, filled with natural light from large double-glazed windows and featuring a feature media wall. This versatile space is ideal for relaxing or entertaining, offering both comfort and contemporary style. There is a modern-fitted kitchen featuring a range of modern wall and base units and ample worktop space, making it as functional as it is attractive.

Both bedrooms are generously proportioned and decorated in fresh, neutral tones. Both bedrooms benefit from built-in wardrobes. The second bedroom is perfect for guests or a home office. The principal bedroom offers a modern en-suite shower room. The main bathroom is well-appointed, featuring a white three-piece suite with stylish finishes and complementary flooring.

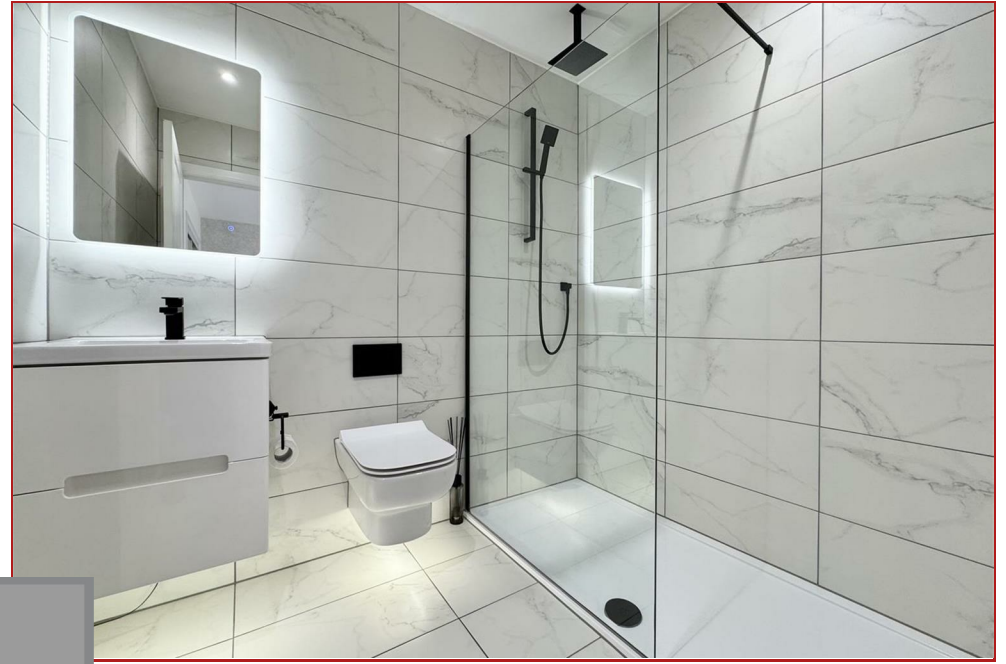
Further benefits of this impressive flat include gas central heating, double glazing throughout, secure door entry, and well-maintained communal areas. Externally, the property enjoys landscaped grounds and private residents' parking.

Located within walking distance of Uddington's vibrant Main Street, residents have access to an array of shops, cafés, bars, and excellent transport links, including Uddington train station and easy access to the M74 and M8 motorways. This exceptional flat offers a blend of modern comfort and convenience in one of Uddington's most popular addresses.



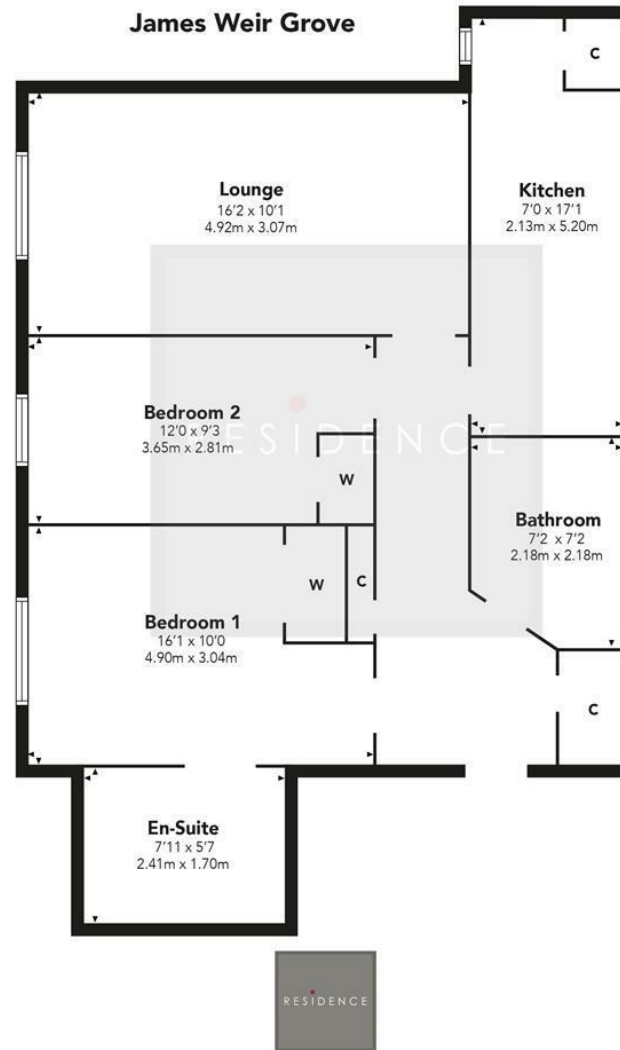
764.24 sq ft | EER = B





RESIDENCE





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.