



RESIDENCE

55 James Weir Grove, Uddingston, G71 7PL

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Viewing by appointment with Residence Uddingston  
T: 01698 444222 | E: [uddingston@residenceestateagents.co.uk](mailto:uddingston@residenceestateagents.co.uk) | A: 61-63 Main Street, Uddingston, G71 7EP





## 2 Bedrooms | 1 Public Rooms | 2 Bathrooms

This beautifully presented two-bedroom modern coach house is situated in the highly sought-after Sunnymead development on James Weir Grove in Uddingston.

Offering a perfect blend of contemporary living and thoughtful design, this property is ideal for professionals, first-time buyers, or those looking to downsize without compromising on style or convenience.

Accessed via a private entrance, the home immediately impresses with its spacious open-plan layout, combining a bright lounge and dining area with large windows that flood the space with natural light. The sleek, modern kitchen is well-appointed with integrated appliances, generous worktop space, and high-quality cabinetry, creating a seamless space for both everyday living and entertaining. A neutral colour palette throughout enhances the home's fresh and airy feel, while quality flooring and tasteful finishes add to the sense of sophistication.

The principal bedroom, located on the ground floor, is a generous double, offering built-in wardrobes and ample space for additional furnishings with a stylish en-suite shower room. The second bedroom situated on the first floor, also a double bedroom, is perfect as a guest room, home office, or nursery. The stylish bathroom features a contemporary three-piece suite with chic tiling and chrome fittings, offering both comfort and functionality.

Additional benefits include gas central heating, double glazing throughout, and private resident parking. Set within a quiet cul-de-sac locale, the property enjoys peaceful surroundings while remaining close to a range of local amenities, excellent schools, and Uddingston's vibrant main street. Transport links are exceptional, with nearby access to the M74 and Uddingston train station, providing convenient commuting options to Glasgow, Edinburgh, and beyond. This modern coach house offers an exceptional opportunity to enjoy stylish, low-maintenance living in one of South Lanarkshire's most desirable residential developments.



807.29 sq ft | EER = C



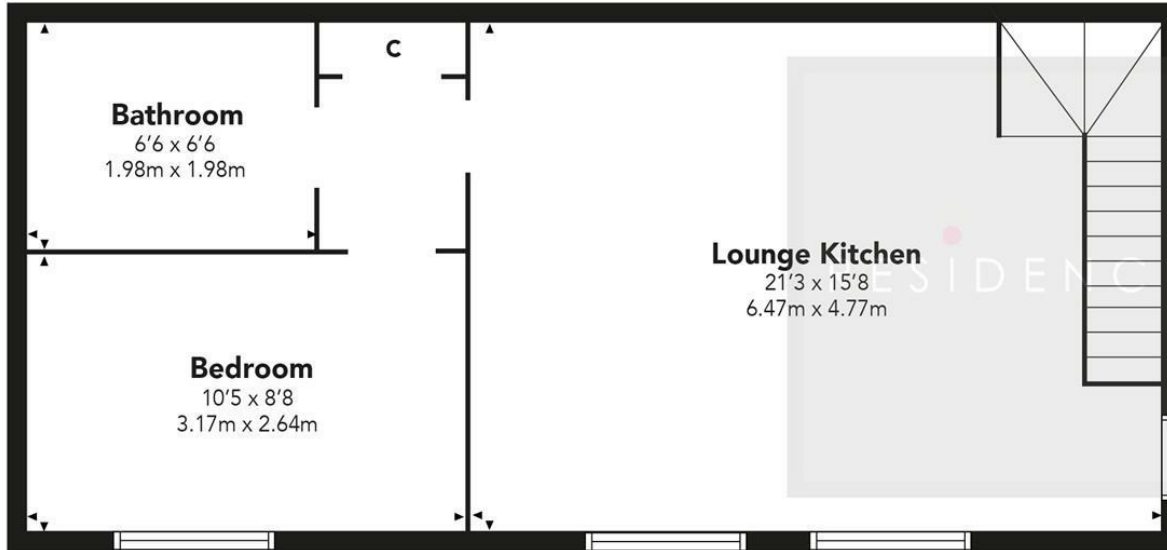
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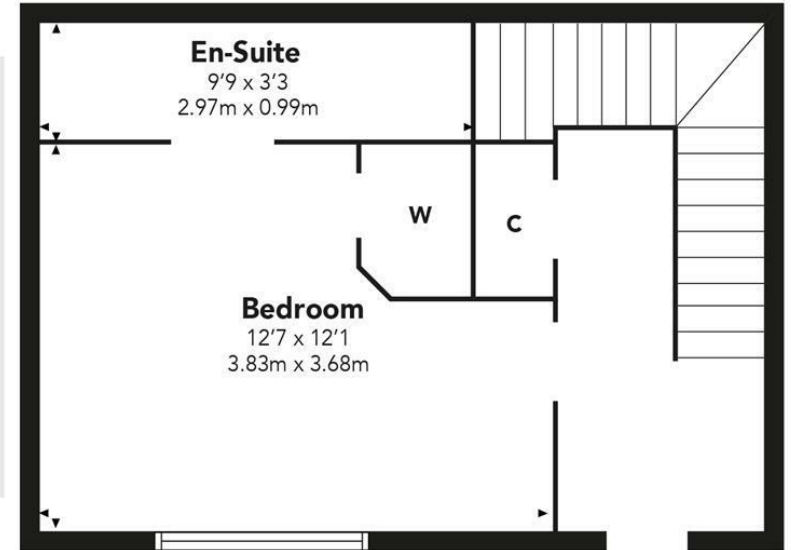


## James Weir Grove

GROUND FLOOR



FIRST FLOOR



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.