



RESIDENCE

33 Mossbeath Crescent, Uddingston, G71 7UY

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Viewing by appointment with Residence Uddingston

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## 3 Bedrooms | 1 Public Rooms | 2 Bathrooms

This beautifully presented and successfully upgraded modern semi-detached villa sits within lovely gardens which have been professionally landscaped.

Built by Wimpey Homes circa 2017, this lovely family home is neutrally decorated throughout and is finished with double glazing and gas central heating. The modern fitted kitchen incorporates a range of integrated appliances, whilst the cloakroom and bathroom are both finished with white sanitary ware and luxury tiling. A media wall has been built within the lounge, which incorporates the TV and fire. The home is finished with tiled, carpeted and laminate flooring.

The accommodation is bright, airy and consists of a reception hall, cloakroom wc, a modern fitted kitchen with integrated appliances, a lounge with French doors to the gardens, three bedrooms and a family bathroom.

To the front of the property is a neat lawn with a monoblock driveway to the side. The enclosed rear garden has AstroTurf, decorative tiled patios and is bound by fencing.

Mossbeath Crescent is located within a popular family development on the periphery of Uddingston. Locally, there are excellent Main Street's where you can find the majority of everyday shopping needs and a great choice of restaurants, bistros and pubs. The property is located within popular school catchments, whilst for those commuting by public transport, there are regular bus and train services from Uddingston and Baillieston to the surrounding towns and cities, including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt, linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.



839.58 sq ft | EER = B





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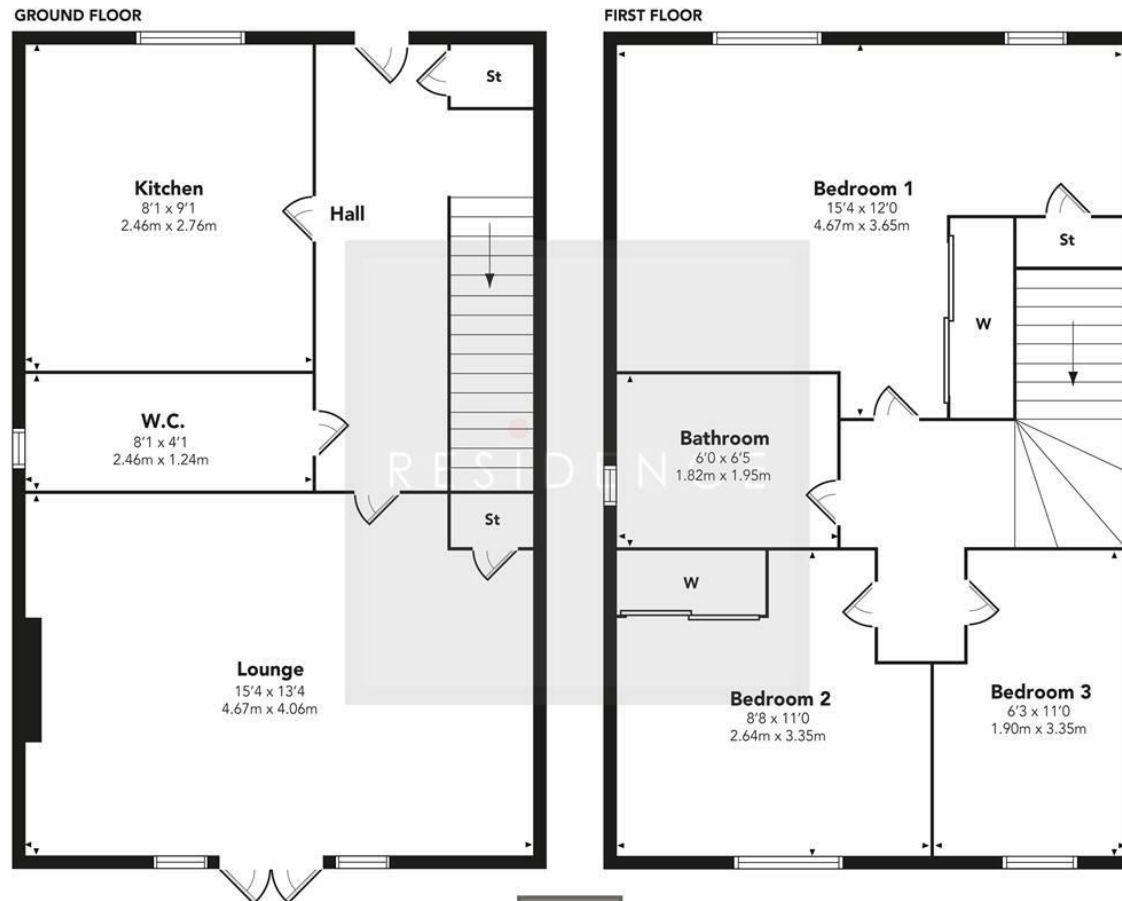








## Mossbeath Crescent



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.