



RESIDENCE

58 County Avenue, Cambuslang, G72 7DQ

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## 2 Bedrooms | 2 Public Rooms | 1 Bathroom

This lovely two double-bedroom property is ideal for first-time buyers, small families, or anyone seeking a well-connected home with excellent indoor and outdoor space.

As you step inside, you're welcomed into a hallway with direct access to the bright and airy lounge with ample natural light, perfect for relaxing or entertaining. To the rear of the property, you'll find a separate dining room ideal for family meals or hosting which flows into a well-proportioned kitchen, featuring base units and worktop space. The kitchen also provides direct access to the generous rear garden, a fantastic outdoor space with room for seating, play, or future landscaping projects.

Upstairs, the property offers two spacious double bedrooms, each with good proportions and natural light. A well-appointed family bathroom completes the upper floor.

Outside, the home enjoys a front driveway providing off-street parking, alongside a well-kept front lawn that adds to the property's kerb appeal.

As an end-terrace, the house also benefits from side access and a larger-than-average garden plot, making it feel more private and versatile.

Located within easy reach of local schools, shops, and transport links this property is well connected to the M74 and M8 motorways.



796.53 sq ft | EER = D



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## County Avenue



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.