



ESTATE AGENTS

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Grove Villa, 389 Hamilton Road, Uddington G71 7SG

A well proportioned and recently modernised six apartment Traditional Detached Villa which is set within private and enclosed gardens.



Grove Villa is located between Uddingston and Mount Vernon and offers versatile family living accommodation which is modern and well finished. The property has undergone a programme of modernisation whilst retaining much of the character and period features which includes cast iron fluted radiators, decorative ceiling corning and the ornate balustrade on the staircase. A new quality fitted kitchen has been installed with integrated appliances whilst the cloakroom wc and the bathroom have been replaced with modern suites. Additional features include double glazing, gas central heating, CCTV surveillance and wrought iron electric gates.

The accommodation comprises reception vestibule and hall, bay windowed lounge, dining room, modern fitted kitchen, utility room, cloakroom wc, three bedrooms, a four bedroom/boxroom and a family bathroom.

The floor plan shall provide you with a detailed layout of this well laid out and comfortable home, however we recommend viewing to appreciate the quality of finishings and the convenient setting that's on offer.

Accessed via electric wrought iron gates, the enclosed and private garden have lawn and hedging to the front with a side driveway leading to a sizeable courtyard for additional parking. The rear garden is bound by walls and has a timber decked patio, a lawn with shrubs and a secret garden to the far end beyond the evergreens.

Grove Villa enjoys a lovely setting on the outskirts of Uddingston and is conveniently placed for access to the M74 and the local road network. The village of Uddingston is only a short drive away and is highly regarded for its excellent main street where you can find the majority of every day shopping needs. There is a great choice of restaurants, bistros and pubs, with many more found in nearby Hamilton town centre. The property is located within popular school catchments. For those commuting by public transport there are regular bus and train services from Hamilton and Uddingston 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.

Property Location

Travelling from Uddingston Cross towards Glasgow on the B7071 Main Street which becomes Glasgow Road, pass the Redstones Hotel and continue along to the following roundabout. Proceed through the roundabout and continue along Hamilton Road passing The Mailcoach bar and restaurant where the property can be found on the right hand side.





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Property Reference RU0381

Residence contact Andrew Watt & Wilma Duncan | Viewing by appointment with **Residence Uddingston**

Offices at:

www.residenceestateagents.co.uk

34 Cadzow Street, Hamilton ML3 6DG T.01698 444333
61-63 Main Street, Uddingston G71 7EP T.01698 444222

E.hamilton@residenceestateagents.co.uk
E.uddingston@residenceestateagents.co.uk

We believe these details to be accurate however it is not guaranteed and 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.