



RESIDENCE

445A Hamilton Road, Uddingston, G71 7SG

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Viewing by appointment with Residence Uddingston

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3 Bedrooms | 1 Public Rooms | 1 Bathrooms

This particularly understated semi-detached family home is well placed on an elevated position within this rarely available mature residential address.

Beyond its modest exterior, this family home offers excellent living accommodation and features gas central heating and double glazing. The property comprises of entrance hallway which has the wow factor, formal lounge with direct access to the fabulous dining kitchen, which in turn leads to the separate utility room with access to the extensive side and rear gardens. There are three double bedrooms and an amazing recently upgraded shower room.

Furthermore the property has a driveway leading to a substantial gardens to the side and rear which are fully maintained to a high standard.

Hamilton Road is located only a short distance from the centre of its village and its amenities and is highly regarded for its excellent Main Street where you can find the majority of every day shopping needs and has a great choice of restaurants, bistros and pubs. The local schools are highly regarded and for those commuting by public transport there are regular bus and train services from Uddingston to the surrounding towns and cities including Glasgow and Edinburgh.



871.00 sq ft | EER = E



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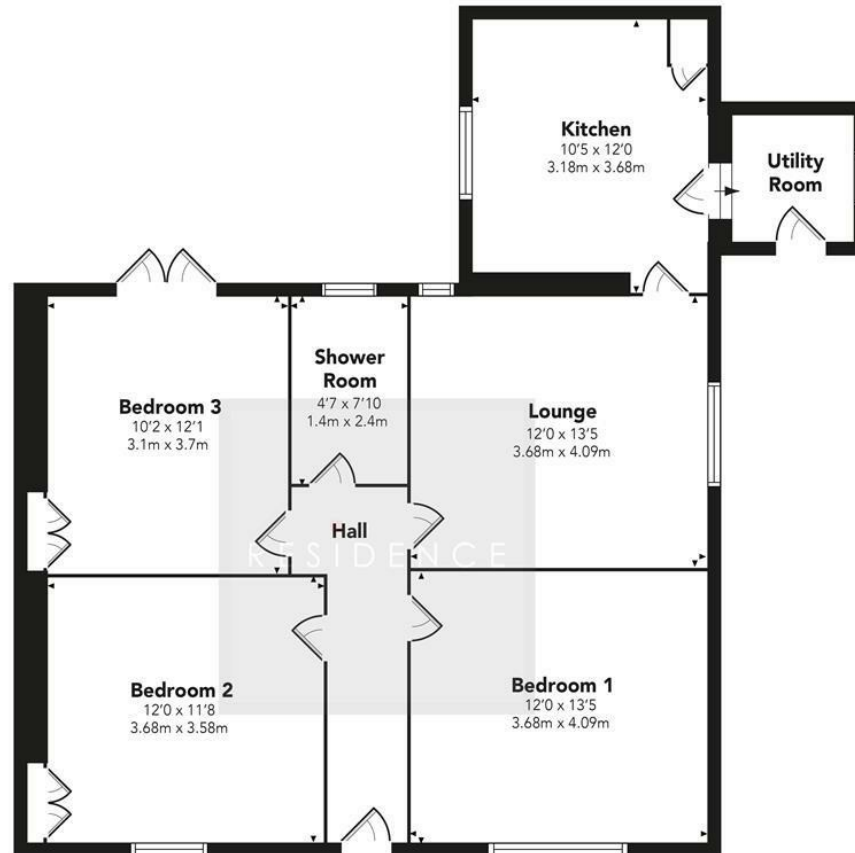




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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.