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**CARDIFF COURT, GLASGOW**

**OFFERS OVER £330,000**

- Rare opportunity
- Excellent family home
- Fantastic location
- Well presented
- Accommodation over three levels
- Bright and spacious living room
- 17'1" x 11'2" Kitchen diner
- Ground floor Shower room
- Stylish bathroom and en-suite shower room
- Four bedrooms
- Converted roof terrace
- Economical heating system
- Off-road Parking
- Private well kept garden







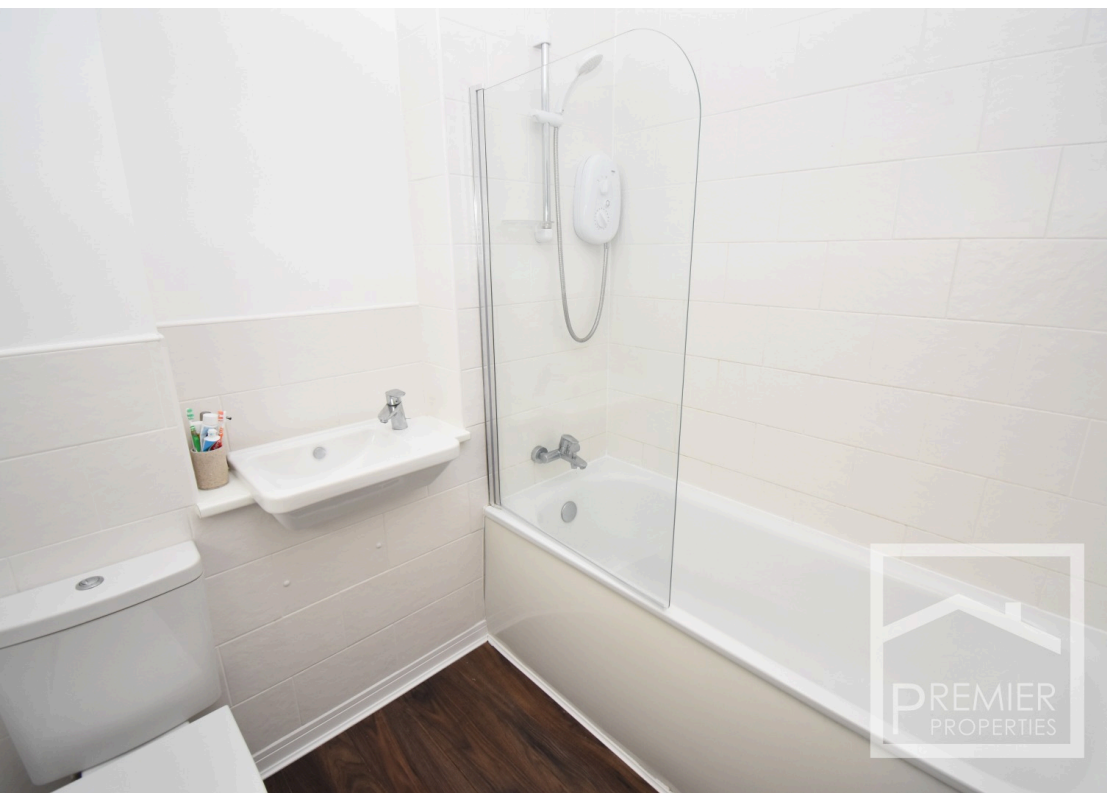


Arguably one of the finest homes to have come to the market within this amazing development is this 4 bedroom detached family home which is set over 3 levels. Built as part of the Commonwealth Games Athlete's Village, the property is set within a quiet position within the development and which is situated approximately three miles East of Glasgow City Centre.

Hallway with doors leading to Shower room with basin and WC, a bright and spacious living room with a wall of double glazed windows and french doors over looking and leading out to the rear garden, there are double doors opening to a 17'1" x 11'2" kitchen diner with a range of wall and base units with integrated oven, hob and extractor hood and ample space for dining table and chairs, from the hallway, stairs lead to the first floor with three well appointed bedrooms and a modern family bathroom, from the landing there is a further staircase leading to a second landing where the master bedroom can be found, this large bedroom has a dressing area with twin in-built wardrobes and a door leading to an ensuite three piece bathroom, French doors lead to a converted roof terrace with a number of windows and 'velux style' windows providing plenty of light and offers flexible use. Property has been designed with the environment in mind with a very affordable communal heating system, a Nuaire ventilation system, and solar panels contributing to the home's running costs and Nordan double glazing.







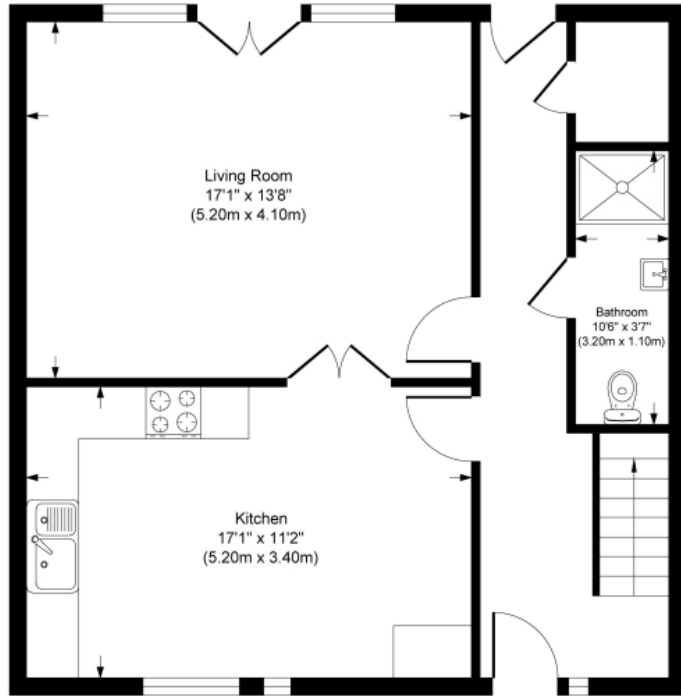


To the rear lies a large and enclosed rear garden which is accessed from the lounge. A decked area lies adjacent to the property with the remainder of the garden made up of lawn with screen fencing. There is off-street parking for 2 cars to the side of the property.

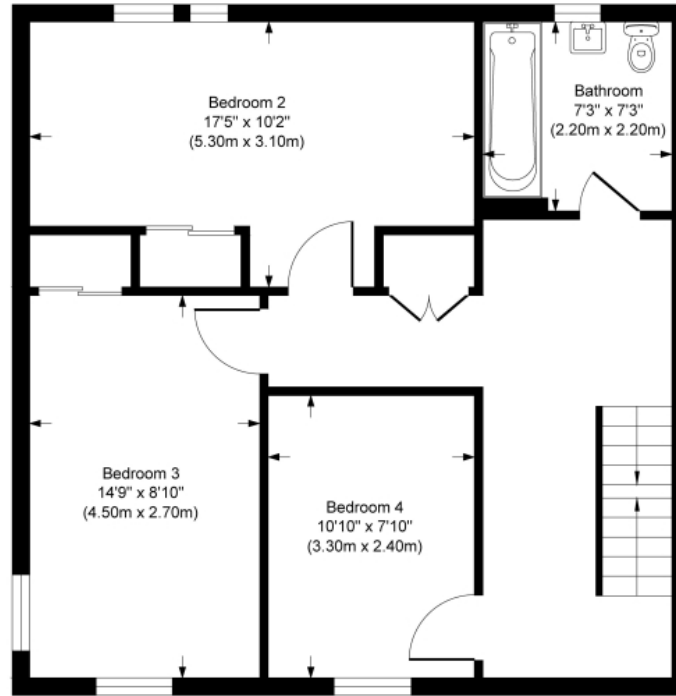
#### Amenities:

The property benefits from a sought after positioning within three miles of the City Centre and enjoys access to an excellent selection of local amenities on nearby Rutherglen Main Street. Furthermore, a more diverse range of shopping is available within the highly regarded Fort and Forge Shopping Centre's which are located a short drive away and a 24 hour Tesco is located within walking distance. There are numerous recreational facilities in the area including the Cuningar Loop Woodland Park, Clyde Walkway and the Emirates Arena. Frequent bus and train services provide rapid commuter access to Glasgow city centre while both the M74 and M8 motorways networks are reachable within a 5-minute drive

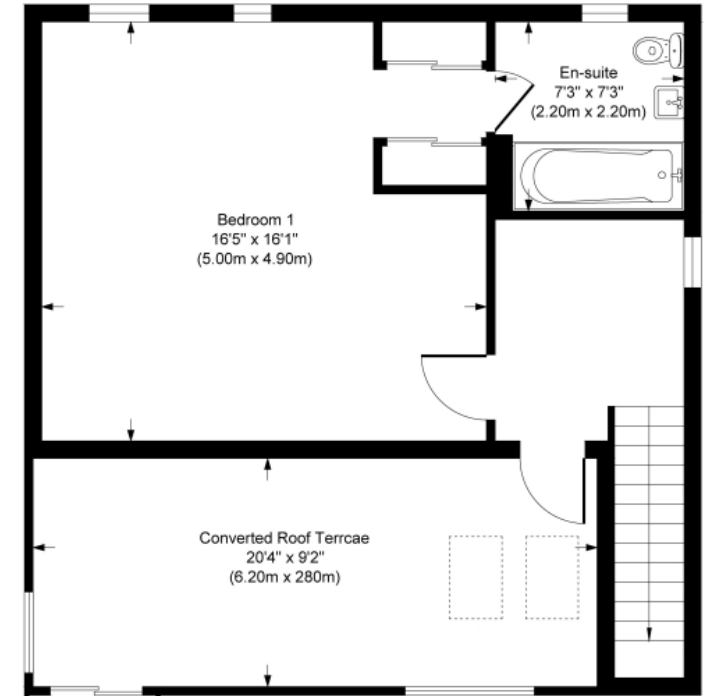




Ground Floor



First Floor



Second Floor  
Juliet  
Balcony

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.



