

29 COALBURN PARK G71 7FG
OFFERS OVER £399,995





Nicola Kennedy Residential are delighted to introduce to the market this impeccably stylish and bright accommodation thoughtfully extended with luxury finishings throughout.

29 Coalburn Park was built by Springfield Homes circa 2016 and enjoys a corner plot within a quiet and admired cul-de-sac.

To the front of the property is a lawn and an extensive monoblock driveway leading to the enclosed spacious rear garden, offering an outstanding private and peaceful setting, providing an ideal space for outside family enjoyment or entertaining all year around.

Offering a striking blend of modern design and spacious, family-friendly living across three floors, this beautiful home provides everything needed for comfort, entertaining and day-to-day convenience.

Step inside to discover a bright and inviting living room, bathed in natural light from a stunning full-length window and complemented by French doors that flow seamlessly into the extended dining kitchen. The heart of the home, this show-stopping kitchen is designed for both family gatherings and lively entertaining, boasting generous workspace, stylish fittings, integrated premium appliances and direct access to an impressive, private garden room-an ideal retreat whatever the weather.

Additional flexibility is provided by a well-appointed utility room, a convenient cloakroom WC, and a versatile sitting room or fifth bedroom created by a thoughtful garage conversion. Upstairs, two generous bedrooms each benefit from built-in wardrobes and



luxurious ensuite shower rooms, while two further well-proportioned bedrooms, complete with integrated storage, are served by a modern family bathroom.

This property is equipped with the latest comforts, including double glazing, gas central heating controlled by HIVE, outdoor soffit lighting and an external power point. To the rear, a peaceful and private enclosed garden awaits, featuring a decked entertaining area, low-maintenance artificial grass, and even a stylish garden bar for those special summer evenings. The front garden is equally easy to maintain and is set beside a sizeable monobloc driveway with ample parking.

Coalburn Park is a desirable enclave in Uddingston, popular with families and professionals alike thanks to its quiet streets, welcoming community and proximity to excellent amenities.

Uddingston's bustling Main Street offers a wonderful selection of independent cafes, shops and restaurants, while nearby parks and sports facilities ensure plenty of leisure opportunities. The area is served by well-regarded local schools, and excellent transport links-including Uddingston railway station and quick access to the M74 and M8 motorways-make commuting to Glasgow and beyond a breeze. The village of Bothwell is also very near which also offers amenities and attractions including Bothwell golf course, a number of children's play areas, Bothwell Castle and picturesque nature walks.

With its remarkable standard of presentation, generous living spaces and superb outdoor features, this outstanding family home on Coalburn Park, Uddingston, must be seen to be fully appreciated.

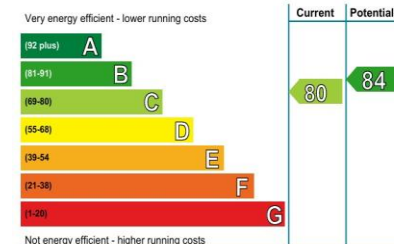
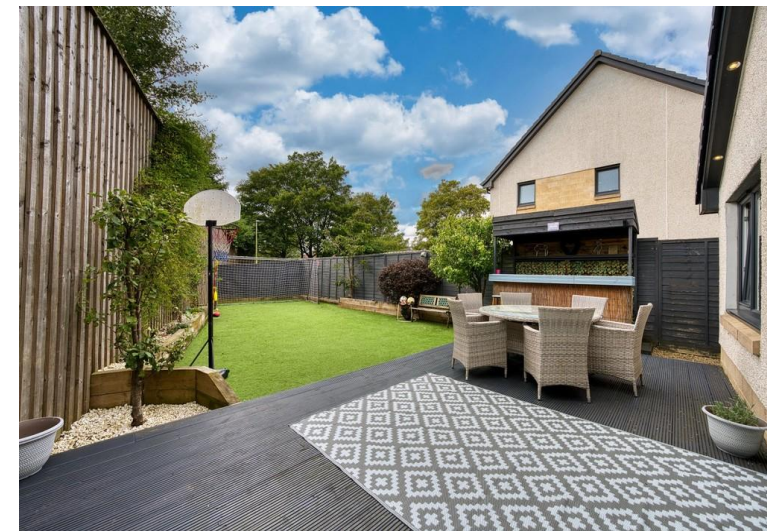


Arrange your viewing today to experience the lifestyle on offer and make this house your new home.





Floorplans are indicative only - not to scale
Produced by Plushplans

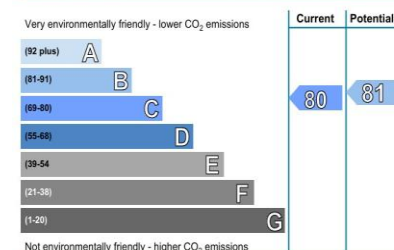


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (80)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (80)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.