

# 40 New Edinburgh Road

UDDINGSTON, GLASGOW, G71 6BS



*Stunning 5 bed detached family home in the popular location of Uddingston*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



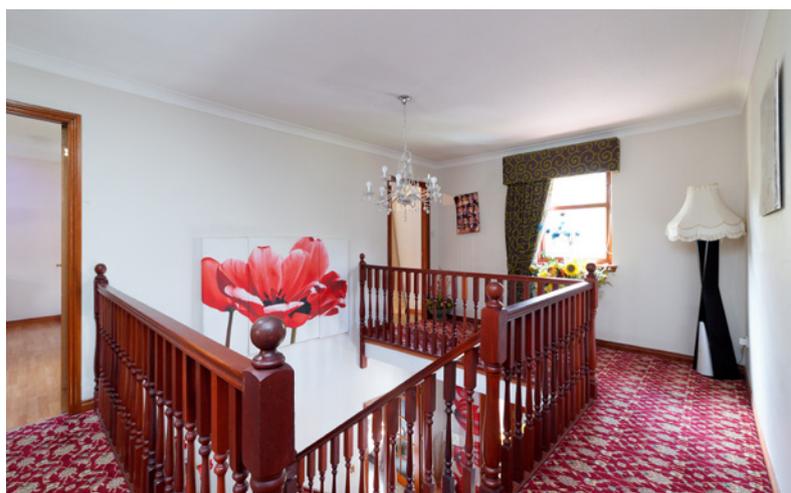
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Part Exchange available. We are delighted to bring to the market this stunning five-bedroom family home. Nestled beautifully in a secluded and very exclusive area of Uddington. This lovely individually designed home has been extensively upgraded to a fantastic level and the size and quality of accommodation on offer is quite exceptional.

Given the generous layout on offer, along with the stunning kitchen/diner area, family rooms and huge conservatory, this property ticks the boxes for anyone looking for a truly unique and contemporary home.

# THE ENTRANCE HALL



# THE KITCHEN/DINER



The accommodation consists of a very spacious and immediately impressive open plan kitchen/diner with windows that flood the room with light. The stylish and ultra-clean kitchen area is finished in a beautiful range of gloss white unit doors under immaculate worktops, all fitted out to perfection. Think 'streamlined' and you will get some sense of the design and attention to detail that has gone into this area of the home. Kitchen appliances include a 5 ring gas hob, electric double oven, integrated extractor hood, microwave and coffee machine. There's ample space for freestanding appliances such as the fridge freezer, washing machine, and tumble dryer in the adjacent utility room. The breakfast bar adds real convenience for busy work and school mornings where time is at a premium or it makes the perfect spot to just relax and grab a coffee and some 'me time'. It's clear to any viewer this zone of the home has been designed for both style and functionality, and the open-plan layout ensures the chef will never be far away from the party.



# THE FAMILY ROOM



The bright family room is a great space to unwind and the generous proportions of the room give a real sense of relaxation. Given its shape, it would suit any number of furniture configurations. On more formal occasions it offers the perfect area for family and friends to gather and celebrate special times.



# THE FAMILY ROOM

The large conservatory area is only a few steps from the family room and makes for the perfect place to relax at the end of a hard day or to enjoy the sunshine with your breakfast before you head out for the day. It could also double as a fantastic home gym.



# THE LOUNGE



As if that wasn't enough, the property also benefits from a quiet and peaceful lounge area, set at the opposite end of the ground floor, allowing the adults to relax and talk while the younger members of the family enjoy the family room with all its amenities.

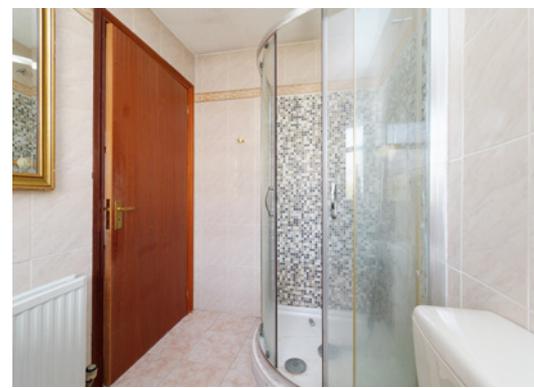


There are five good sized bedrooms in this property, all have built-in wardrobes and all with more than ample space for free-standing furniture. The master bedroom design ensures it captures the natural light to greet you every morning, and it benefits from a stunning ensuite with a large standalone shower enclosure and a corner bath to soak away the aches and pains of the day. The master bedroom also benefits from triple built-in wardrobes and its own dressing room area.

# THE MASTER BEDROOM



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



# BEDROOM 5



# THE BATHROOM & WC



Convenience, style and quality abound throughout this home and the property offers a handy downstairs WC, a large family bathroom and two ensuite's, all of them are simply stunning with quality tiling and fittings.



The home is kept warm, comfortable and secure courtesy of the double glazing and gas central heating. The property benefits from a large detached double garage with a large mono-blocked driveway/parking area for at least 3/4 cars.

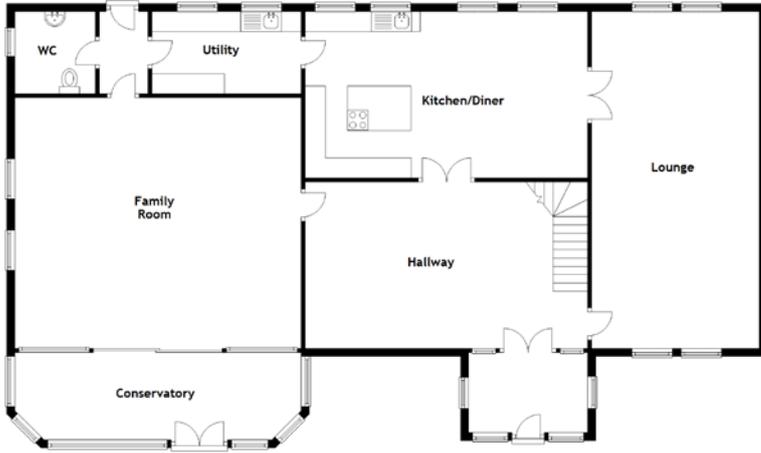
The secure garden area has been designed with low maintenance in mind and will be perfect for pets and children. The sun deck offers a fantastic hot tub space (which is available by separate negotiation). Externally, the surrounding area is perfect for walks or cycling.

Some properties tick all the boxes and this is certainly one of them. Early viewing is strongly advised for anyone seeking an incredibly spacious and stylish home, that rarely comes to market, all set within a popular and central location such as this.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

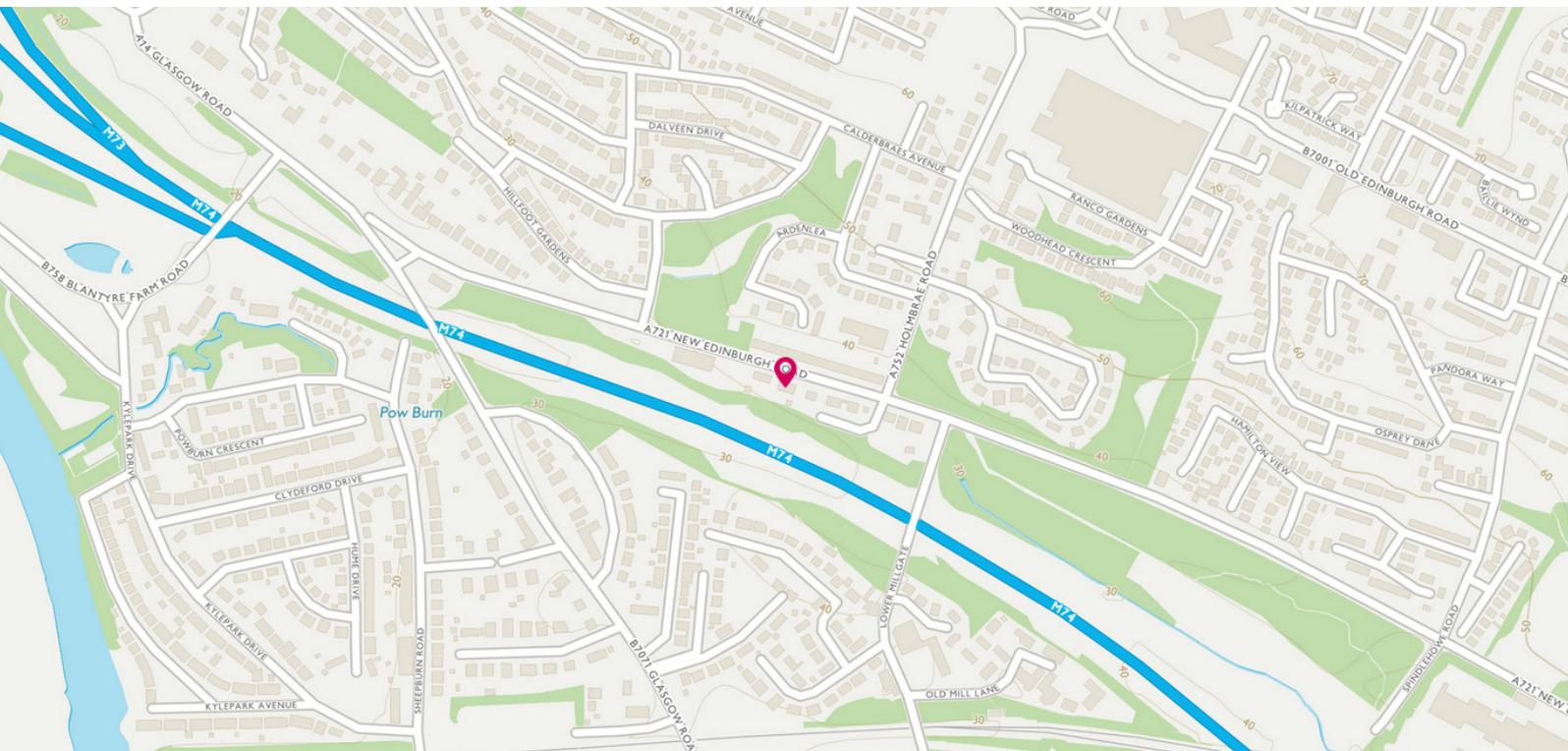


Approximate Dimensions  
(Taken from the widest point)

Lounge	8.40m (27'7") x 4.15m (13'7")
Kitchen/Diner	7.00m (23') x 4.15m (13'7")
Utility	3.70m (12'2") x 2.05m (6'9")
WC	2.05m (6'9") x 2.00m (6'7")
Family Room	7.15m (23'5") x 6.20m (20'4")
Conservatory	7.10m (23'4") x 2.18m (7'2")
Bedroom 1	5.80m (19') x 5.40m (17'9")
Dressing Room	2.50m (8'2") x 2.40m (7'10")
En-suite	2.85m (9'4") x 2.50m (8'2")
Bedroom 2	4.30m (14'1") x 4.15m (13'7")
En-suite	2.50m (8'2") x 1.55m (5'1")
Bedroom 3	4.15m (13'7") x 3.30m (10'10")
Bedroom 4	5.20m (17'1") x 4.00m (13'1")
Bedroom 5	4.70m (15'5") x 3.15m (10'4")
Shower Room	3.15m (10'4") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 318m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Freestanding appliances and furniture may be available by separate negotiation.



# THE LOCATION

Positioned 8 miles to the south of Glasgow city centre, Uddingston has become one of the most popular and affluent areas on the southern flank of the city.





Favoured by professionals and celebrity buyers due to the quality of life on offer, together with the first-class motorway (M8 and M74) links to the commercial centres of Stirling, Edinburgh, East Kilbride and the city itself. Uddingston offers reputable primary and secondary schools, a selection of shops, fine restaurants, trendy bars, coffee shops, a parish church and recreational facilities.

The neighbouring historic town of Bothwell, scene of the battle of Bothwell Bridge (1679), incorporates the fashionable Bothwell Castle Golf Course and Bothwell Castle, Scotland's largest and finest 13th-century castle.

The neighbouring towns of Hamilton (4 miles) and East Kilbride (8.7 miles) offer a broad selection of shops, including the Olympia shopping complex and retail park, Hamilton Mausoleum, Hamilton Museum, Strathclyde Country Park and a variety of other sport and recreational facilities.



  
Solicitors & Estate Agents

Tel. 0141 404 5474  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available



Text and description  
**KEN MEISAK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.