



RESIDENCE

7 Calderbraes Avenue, Uddingston, G71 6DT

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Viewing by appointment with Residence Uddingston
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3 Bedrooms | 2 Public Rooms | 1 Bathrooms

A superb modern semi-detached villa, presented in immaculate condition and set within a highly sought-after modern development in the popular Calderbraes area of Uddingston.

This beautifully presented home occupies easily maintained private gardens to the front and rear, with a driveway and garage located to the rear and accessed via Cathkin Road. Offering stylish, move-in ready accommodation, the property will appeal to a wide range of buyers, particularly couples and families.

The current owners have upgraded the property in recent years, with improvements including fresh décor throughout, a contemporary new bathroom, and new double-glazed windows.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

The accommodation comprises a welcoming reception hallway, a spacious lounge open plan to the dining room, creating an ideal space for both everyday living and entertaining, and a fitted kitchen with direct access to the rear garden.

A staircase leads to the upper landing, where there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from generous private gardens to the front and rear, providing excellent outdoor space, while the driveway and detached garage offer convenient off-street parking.

Calderbraes is a modern and highly regarded residential development on the outskirts of Uddingston, popular with families and commuters alike. The area offers a peaceful setting while remaining within easy reach of Uddingston's excellent selection of shops, cafés, restaurants and highly regarded schools. There are superb transport links nearby, including Uddingston Train Station and easy access to the M74 and M8 motorways, providing convenient travel throughout Lanarkshire, Glasgow and beyond. The development also benefits from nearby parks, walking routes and a range of leisure facilities, making it an ideal location for a variety of buyers.



947.22 sq ft | EER = D

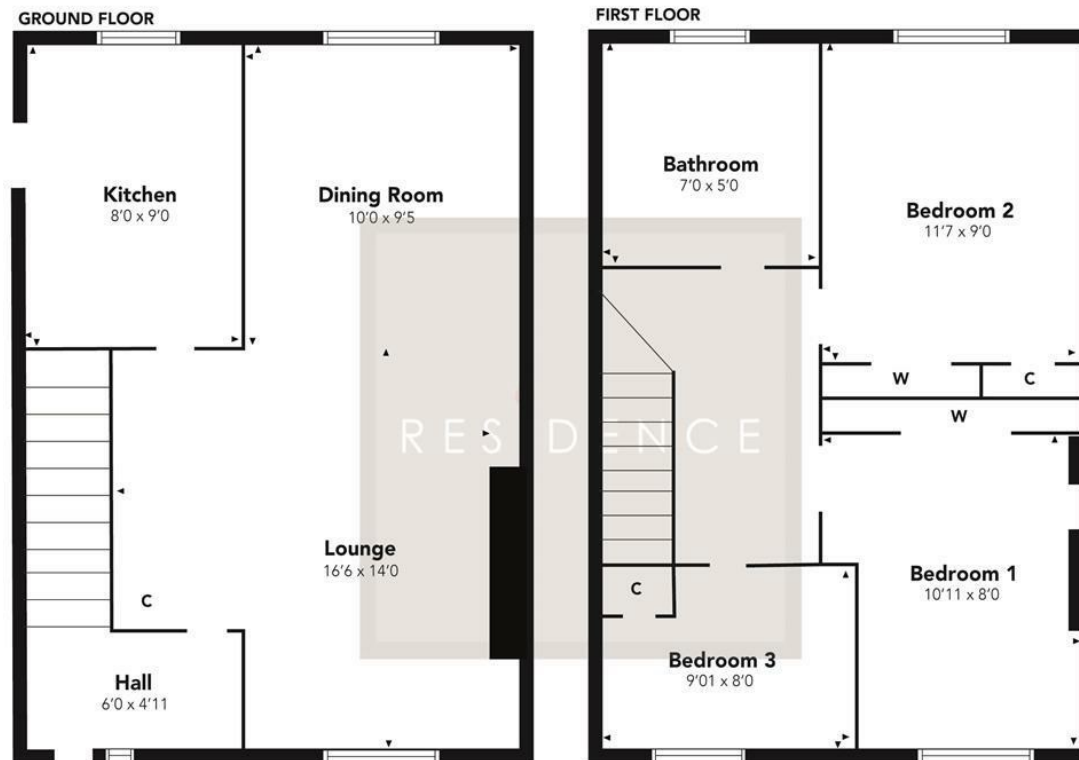


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Calderbraes Avenue



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.