



RESIDENCE

72 North British Road, Uddingston, G71 7AG

www.residencestateagents.co.uk



Viewing by appointment with Residence Uddingston
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3 Bedroom | 1 Public Room | 1 Bathroom

An individually designed, modern detached bungalow occupying a private position within walled and enclosed gardens, conveniently located for Uddington Main Street and the wide range of amenities the village has to offer. A selection of highly regarded primary and secondary schools are also within walking distance, making this an appealing home for a variety of buyers.

The property provides flexible accommodation arranged entirely on one level, with further potential for development, subject to obtaining the relevant planning permissions and consents. Offering considerable versatility, the layout can be configured to provide either two or three bedrooms, making it equally well suited to young professionals, families and those looking to downsize.

The accommodation comprises an entrance vestibule, welcoming reception hallway, comfortable lounge, fitted kitchen with adjoining utility room, two/three bedrooms and a family bathroom. In addition, there is substantial attic storage offering useful additional space.

Further features include gas central heating and double glazing.

Externally, the property is complemented by attractive, well-established private gardens, while a driveway to the side provides off-street parking and leads to a substantial detached garage, complete with power, lighting and an inspection pit.

With its individual character, flexible layout and convenient setting, this is a particularly appealing home with excellent potential. Early viewing is recommended to fully appreciate the accommodation, gardens and possibilities on offer.



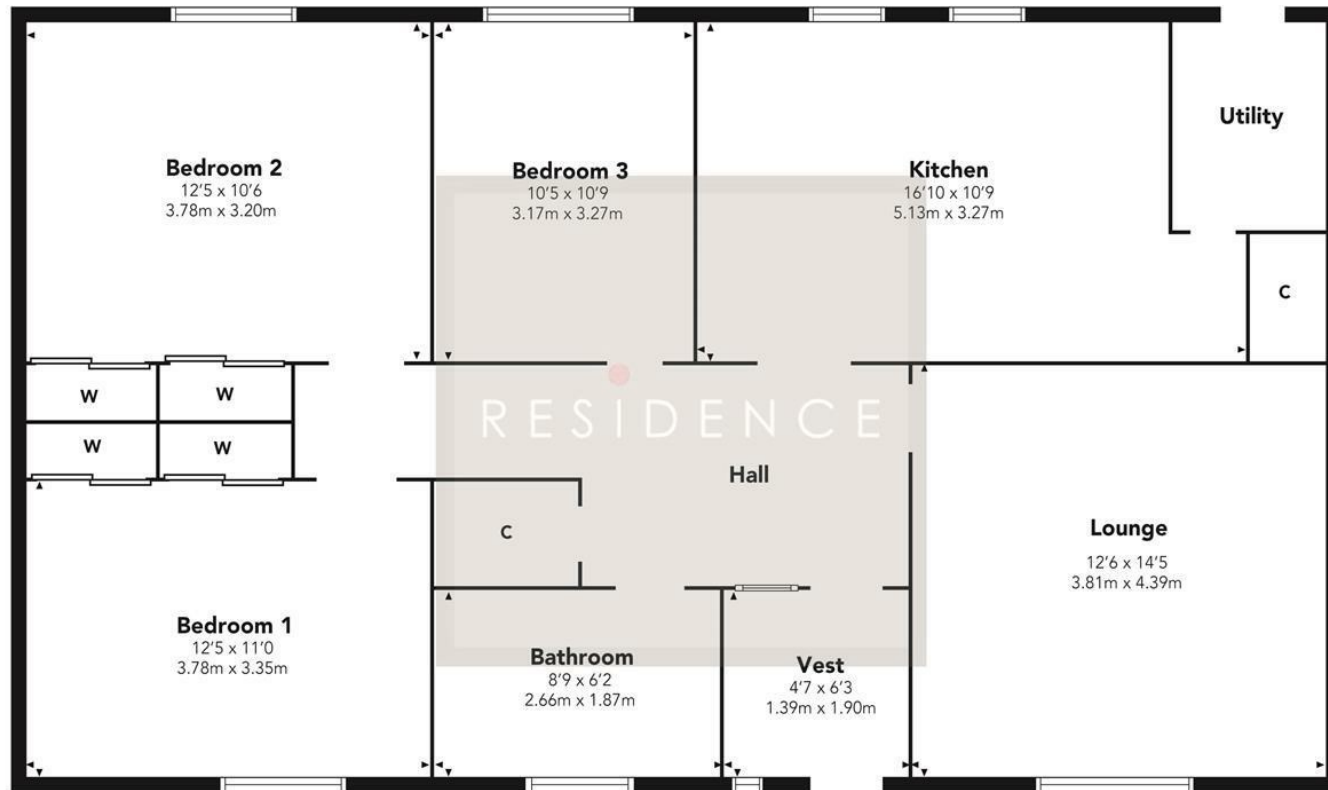
1011.80 sq ft | EER = C



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North British Road



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.