



**84 West Avenue, Uddingston**

Offers Over **£195,000**



## 84 West Avenue

Uddingston, Glasgow

Beautifully presented 3-bed semi in Uddingston with modern kitchen, spacious lounge, private garden, garage, and walk-in condition. Ideal for families, first-time buyers, or investors.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Immaculately Presented 3 Bedroom Semi-Detached Home
- Modern Fitted Kitchen with Direct Garden Access
- Large Private Rear Garden Ideal for Families & Entertaining
- Private Garage Providing Excellent Storage or Parking
- Quiet Residential Setting in Popular Uddingston Location
- Ideal for First-Time Buyers, Families or Buy-to-Let Investors

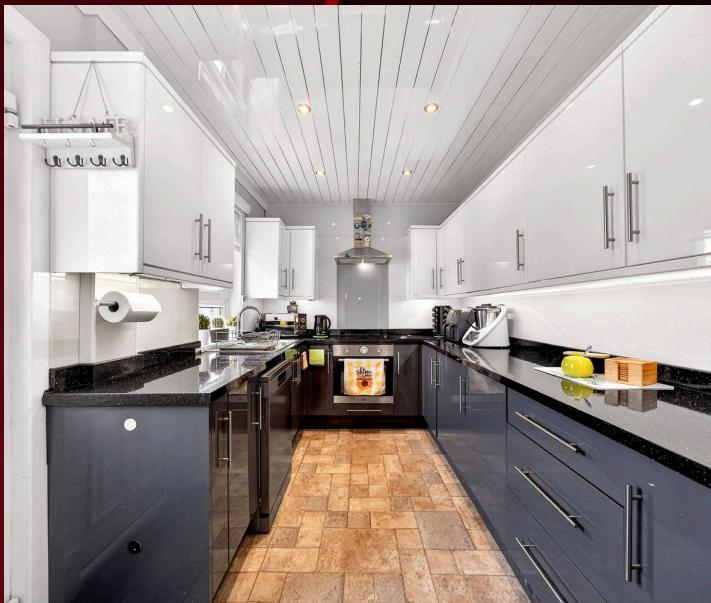


### Living room

Bright and beautifully presented living room finished in neutral tones, offering a warm and welcoming atmosphere. The spacious lounge benefits from excellent natural light, stylish wooden flooring, and a contemporary layout ideal for both relaxing and entertaining. A large corner sofa creates a comfortable family space, while the dining area to the rear provides the perfect setting for everyday meals or hosting guests. The room is further enhanced by modern décor, feature lighting, and tasteful rustic shelving adding character throughout. Large wall-mounted TV and sleek media unit maximise the usable floor space, creating a clean and modern finish. This attractive living area is ready to move into and would perfectly suit first-time buyers, young families, or buy-to-let investors looking for a stylish home in walk-in condition

### Kitchen

Modern and stylish fitted kitchen offering an excellent range of wall and base units complemented by contrasting worktops and contemporary finishes throughout. The room is bright and well presented, featuring integrated cooking appliances, ample preparation space, and recessed ceiling lighting creating a sleek and practical environment for everyday living. The kitchen further benefits from direct access to the rear garden, making it ideal for outdoor dining, entertaining, or families with children and pets. Neutral décor and generous storage ensure the space is both functional and attractive, while the layout maximises natural light and usability. Presented in move-in condition, this impressive kitchen perfectly complements the modern style of the home.





### **Bathroom**

Contemporary bathroom located on the lower level, finished to a high standard with modern wall tiling and quality fittings throughout. The room comprises a full-sized bath with overhead shower, WC, and stylish vanity unit providing useful storage space. A heated chrome towel radiator adds both comfort and practicality, while recessed ceiling lighting and a rear-facing window create a bright and airy feel. Beautifully presented in neutral tones, this attractive bathroom complements the modern finish found throughout the property.

### **Principal bedroom**

Generously proportioned principal bedroom offering a bright and peaceful retreat, beautifully presented in neutral décor throughout. The room benefits from excellent floor space, allowing ample room for free-standing furniture while maintaining a comfortable and airy feel. Large mirrored fitted wardrobes provide extensive storage and help enhance the natural light within the room. Twin windows create a bright atmosphere, while soft finishes and carpeting add warmth and comfort. This impressive double bedroom is presented in walk-in condition and perfectly suited for modern family living.



### **Bedroom two**

Well-proportioned second bedroom offering flexible accommodation ideal for a child's room, guest bedroom, or home office. The room is bright and neutrally decorated, featuring fitted carpeting and a large window allowing for excellent natural light. The generous layout provides ample space for bedroom furniture while maintaining a comfortable and practical living environment. Presented in move-in condition, this versatile room would suit a variety of buyers and family needs.



### **Bedroom three**

Bright and spacious third bedroom presented in fresh neutral tones, offering flexible accommodation ideal as a child's bedroom, guest room, or home office. The room benefits from a large window providing excellent natural light, creating a bright and welcoming atmosphere throughout. Well-proportioned and practical in layout, the bedroom offers ample space for freestanding furniture and additional storage if required. Soft carpeting adds warmth and comfort, while the neutral finish allows buyers to easily personalise the space to their own taste. Presented in walk-in condition, this versatile room completes the excellent family accommodation offered by the property.

### **Hallway**

Welcoming hallway and upper landing presented in neutral tones, creating a bright and airy first impression upon entering the home. The space benefits from fitted carpeting, modern internal doors, and tasteful décor throughout, perfectly complementing the stylish finish found across the property. The upper landing provides access to all bedrooms and features a well-positioned window allowing for excellent natural light. Practical in layout and well maintained, these connecting areas offer a comfortable flow between rooms while enhancing the overall sense of space within the home.





## FRONT GARDEN

Attractive semi-detached home enjoying excellent kerb appeal within a quiet and well-maintained residential setting. To the front, the property benefits from a neatly enclosed garden with fencing, creating a welcoming approach and additional privacy. A spacious private driveway to the side of the property provides convenient off-street parking for multiple vehicles and leads directly to the garage, offering further parking or useful storage space. The front exterior is well presented and complemented by low-maintenance outdoor areas, making this an ideal home for families and commuters alike.

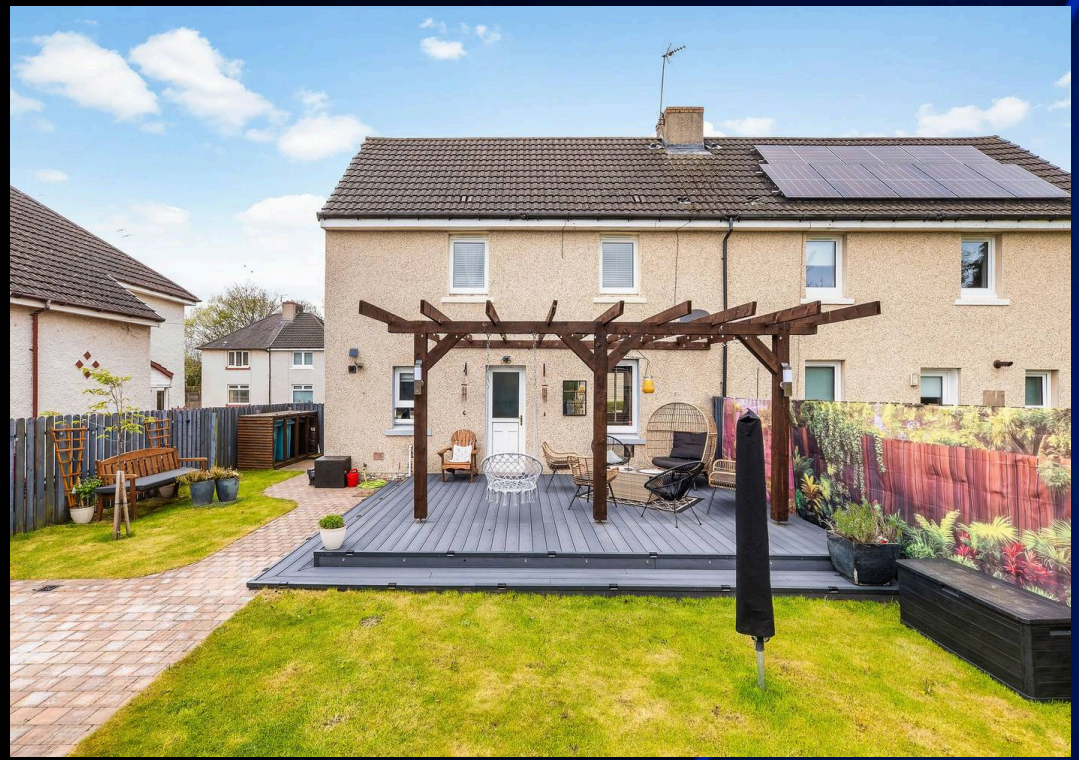
## GARDEN

Impressive and beautifully maintained rear garden, clearly a much-loved feature of the home and perfectly designed for both relaxing and entertaining. The outdoor space benefits from a large lawn area, spacious decking, and a stylish covered seating area ideal for enjoying the garden throughout the year. Fully enclosed for privacy, the garden offers an excellent environment for families, children, and pets while still remaining easy to maintain. The current owners have also invested in a drainage system, further enhancing the practicality and upkeep of the outdoor space. Presented to a fantastic standard throughout, this exceptional garden provides a perfect extension of the living accommodation during the warmer months.

## Garage

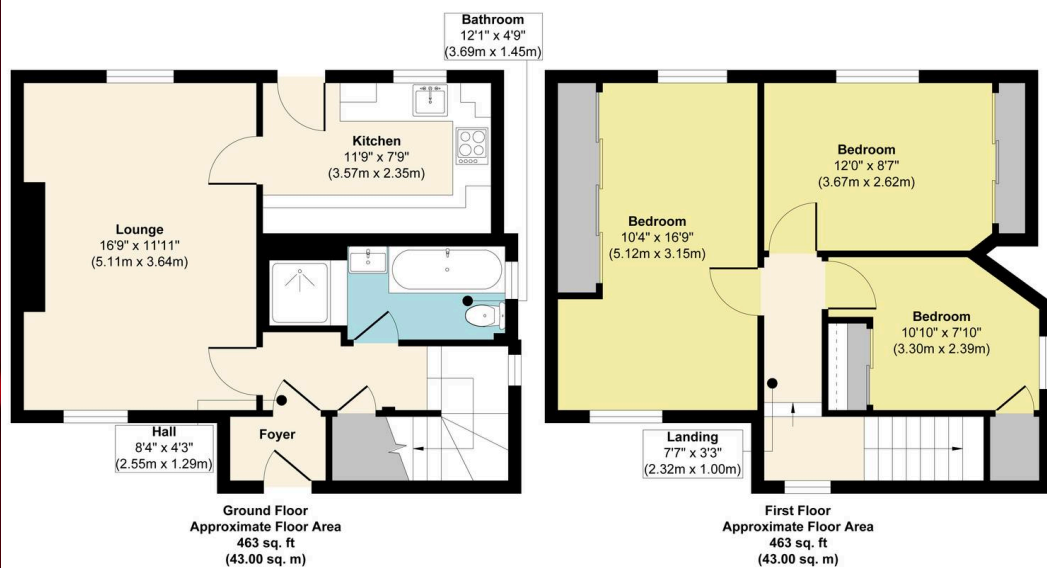
### Single Garage

The property further benefits from a spacious private garage providing secure parking for at least one vehicle, while still offering additional room for storage, tools, or outdoor equipment. A private driveway to the side of the home provides convenient off-street parking, with further unrestricted on-street parking.





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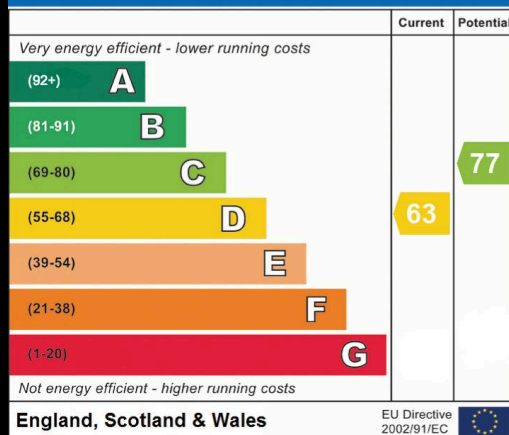


Approx. Gross Internal Floor Area 926 sq. ft / 86.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Energy Efficiency Rating

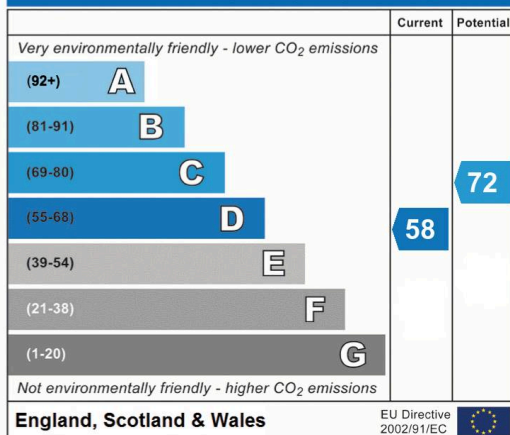


England, Scotland & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales

EU Directive  
2002/91/EC





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