

155 MAIN STREET, G71 7EN
OFFERS OVER £249,995





Nestled in the very heart of Uddingston, this exceptionally spacious four-bedroom duplex flat presents an outstanding opportunity for those seeking generous accommodation with traditional charm and abundant potential. Commanding a prominent position on Main Street, this substantial home spans approximately 1,646 sqft across two well-proportioned floors.

The property welcomes you into a bright and inviting reception hallway, setting the tone for the space within. The bay windowed lounge stands out, with beautiful original cornicing and a wealth of period detailing, providing the perfect setting to relax or entertain. A comfortably sized kitchen and separate dining room offer ample space for family meals and gatherings.

Upstairs, the master bedroom is a true sanctuary-boasting a stunning bay window, walk-in wardrobes and an impressive sense of light and space. A further three double bedrooms provide flexible options for growing families, working from home or welcoming guests. The modern shower room features a double-size tray with a mains thermostatic shower, ensuring both comfort and convenience.



One of the most remarkable features of this residence is the breathtaking south-facing private roof terrace. Bathed in sunlight throughout the day and offering a rare retreat in such a central location, it's an ideal spot for alfresco dining or evening relaxation.

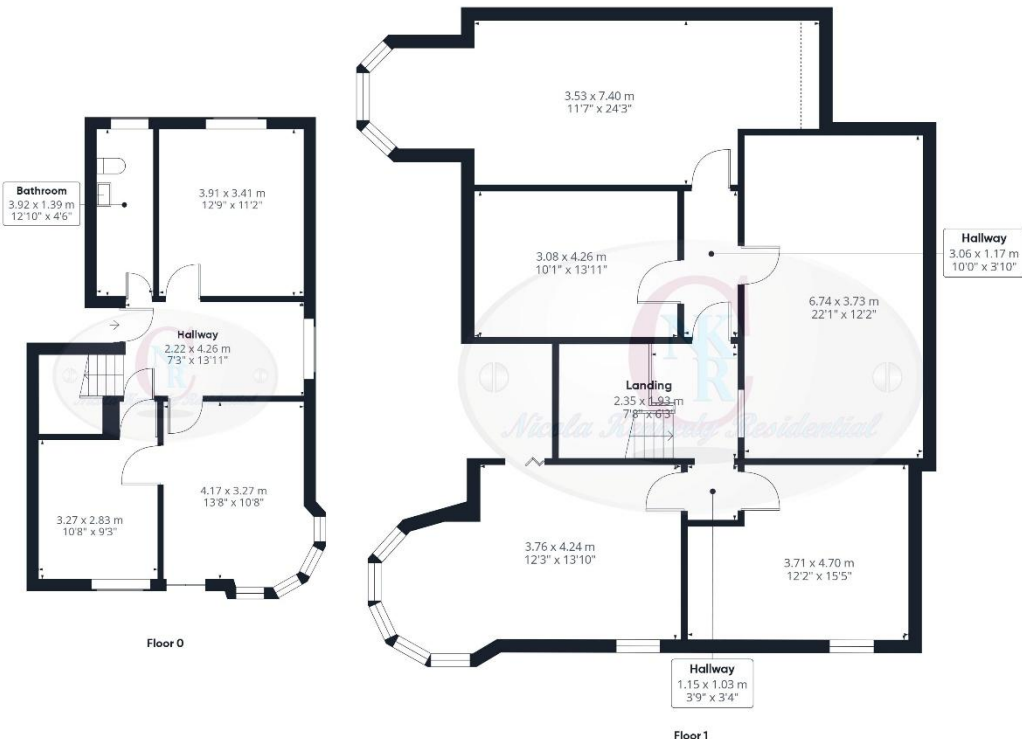
Practical considerations are well met with double glazing, gas central heating and on-street parking. Although some modernisation is required throughout, there lies real scope to create a bespoke and

contemporary family home while retaining the elegant traditional features.

Situated in Central Uddingston, the flat benefits from superb transport links, with Uddingston railway station just a short walk away, making for effortless connections to Glasgow, Hamilton and beyond. The location is also perfectly placed for local amenities, with an array of independent shops, bars, cafes and restaurants on your doorstep. Reputable schools, parks and recreational facilities-including the nearby Bothwell Castle and scenic Clyde Walkway-enhance the exceptional appeal of the area.

This is a rare opportunity to make your mark on a wonderfully spacious home in an enviable location. Arrange your viewing today to fully appreciate the potential and outstanding lifestyle this property has to offer.





Approximate total area⁽¹⁾
 170.6 m²
 1838 ft²

Reduced headroom
 0.9 m²
 10 ft²

(1) Excluding balconies and terraces

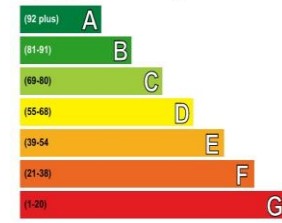
Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Very energy efficient - lower running costs



Current	Potential
66	73

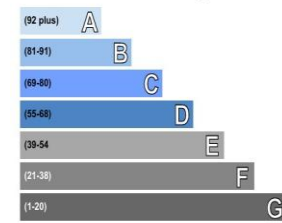
Energy Efficiency Rating

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 D (66)**. 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.

Very environmentally friendly - lower CO₂ emissions



Current	Potential
60	70

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 D (60)**

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