



RESIDENCE

98 Calderbank Road, Uddingston, G71 7GJ

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



Viewing by appointment with Residence Uddingston  
T: 01698 444222 | E: [uddingston@residenceestateagents.co.uk](mailto:uddingston@residenceestateagents.co.uk) | A: 61-63 Main Street, Uddingston, G71 7EP



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## 4 Bedrooms | 2 Public Rooms | 2 Bathrooms

An impressive and beautifully presented detached modern villa by Taylor Wimpey, enjoying an attractive position set back from the main road within this highly sought-after development.

Tastefully decorated and finished to an excellent standard throughout, this superb family home is presented in true move-in condition. The current owner has occupied the property since new and has further enhanced the original specification with a number of quality additions and improvements, creating a stylish and contemporary home.

A particular feature is the beautifully presented lounge, complete with a striking media wall, while the modern fitted kitchen offers an excellent range of quality units and integrated appliances. The bathrooms and en-suite facilities are equally well appointed, complementing the high standard of presentation found throughout the property.

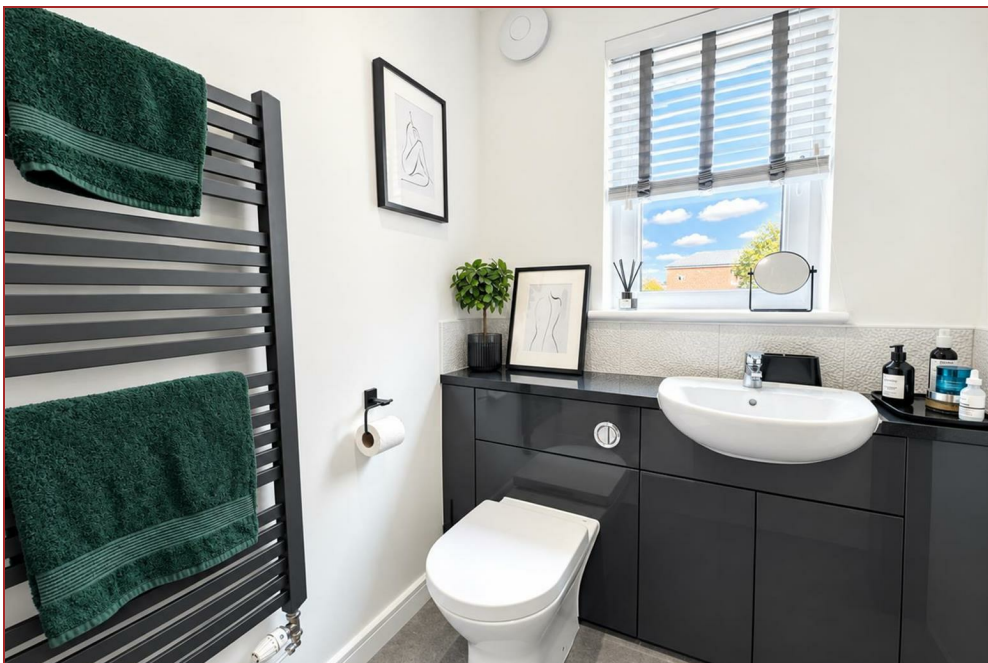
The accommodation comprises a welcoming reception hallway with downstairs WC, an attractive lounge with feature media wall and a tasteful modern fitted kitchen with integrated appliances.

On the upper level, a spacious landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from fitted mirrored wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a stylish four-piece family bathroom incorporating a separate shower enclosure.

Offering generous family accommodation, contemporary finishes and an enviable position within this popular development, this exceptional home is certain to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the quality, space and presentation on offer.

The villa sits within easily manageable private gardens to front and rear with a decked area to rear and artificial grass.

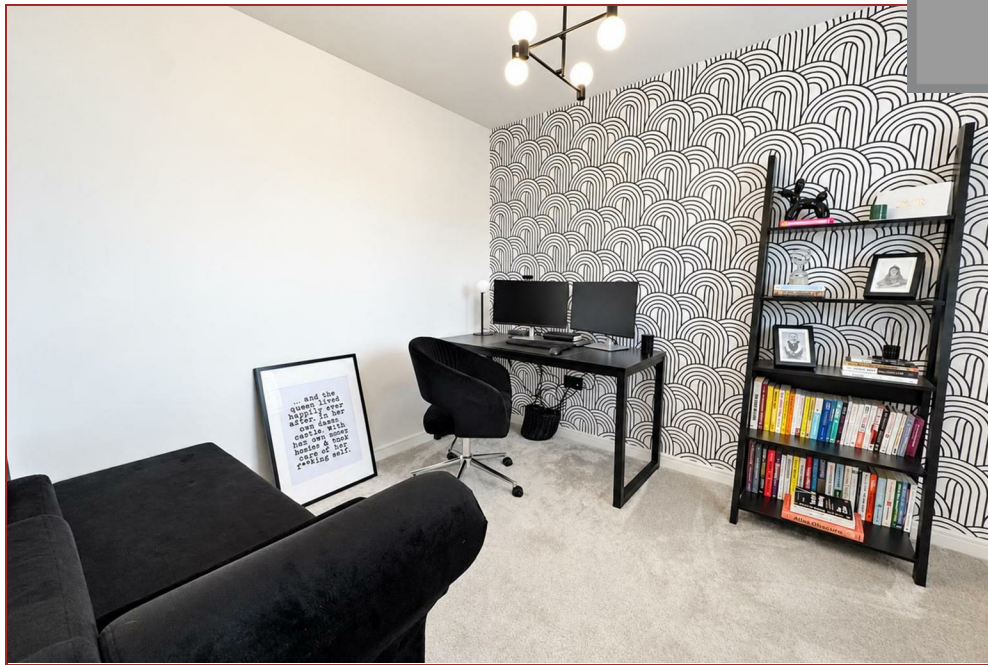
There is a double mono bloc driveway and single garage.  
There is gas central heating and double glazing.



1270.10 sq ft | EER = B

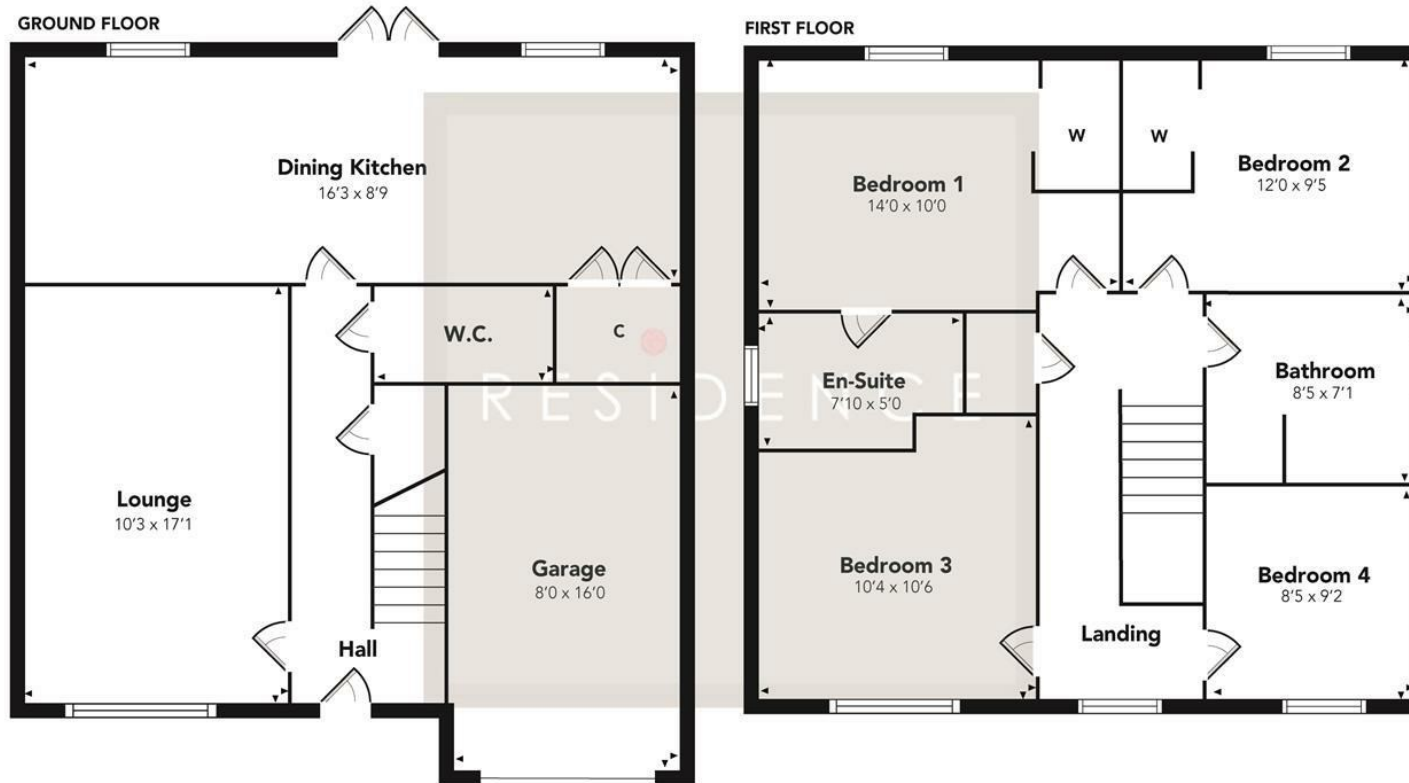


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## Calderbank Road



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.