



8 Broomhouse Crescent, Uddingston, Glasgow, G71 7RE

Offers Over £399,995

- Sought-after address in the heart of Uddingston
- Five double bedrooms
- Well-appointed fitted kitchen
- South facing garden
- Energy efficiency rating - C
- Modern spacious detached family home
- Excellent storage throughout
- Master bedroom ensuite
- Large plot
- Council Tax Band- F

8 Broomhouse Crescent, Glasgow G71 7RE

Set within a sought-after modern development in the ever-popular town of Uddingston, this stunning five-bedroom detached villa offers spacious, versatile accommodation finished to an exceptional standard throughout — the perfect family home. EER- C.



5



3



2



C

Council Tax Band: F



On entering, you are welcomed by a bright and inviting reception hallway which leads directly to the elegant formal lounge positioned to the front of the property. This beautifully proportioned room is bathed in natural light thanks to a striking feature bay window, creating a warm and relaxing space ideal for both entertaining and everyday living. A convenient guest cloakroom is also accessed from the hallway.

To the rear of the home, the formal dining room enjoys a peaceful garden outlook and features French doors that open directly onto the rear garden — seamlessly blending indoor and outdoor living, particularly in the warmer months.

The heart of the home is undoubtedly the impressive open-plan kitchen. Generously sized and finished in a sleek, contemporary style, it boasts a range of integrated appliances, ample storage, and extensive worktop space — perfectly suited to modern family life. Just off the kitchen is a cosy additional living area/snug, offering a relaxed retreat ideal for quiet evenings or informal gatherings.

Completing the ground floor accommodation is a spacious double bedroom with the added benefit of a large, stylish shower room — providing excellent flexibility for guests, extended family, or multi-generational living.

The welcoming staircase leads to the bright upper landing, which gives access to four generously sized double bedrooms. The outstanding principal bedroom is particularly impressive, benefiting from its own luxurious en-suite shower room and excellent built-in storage. Each of the additional bedrooms offers ample space for free-standing furnishings, making them ideal for growing families or those requiring flexible home working options.

There is excellent storage throughout the upper level, ensuring practicality matches style. A beautifully appointed luxury family bathroom, finished to a high standard, completes the accommodation on this floor.

The south-facing rear garden is private and secluded, featuring a decked area ideal for alfresco entertaining.

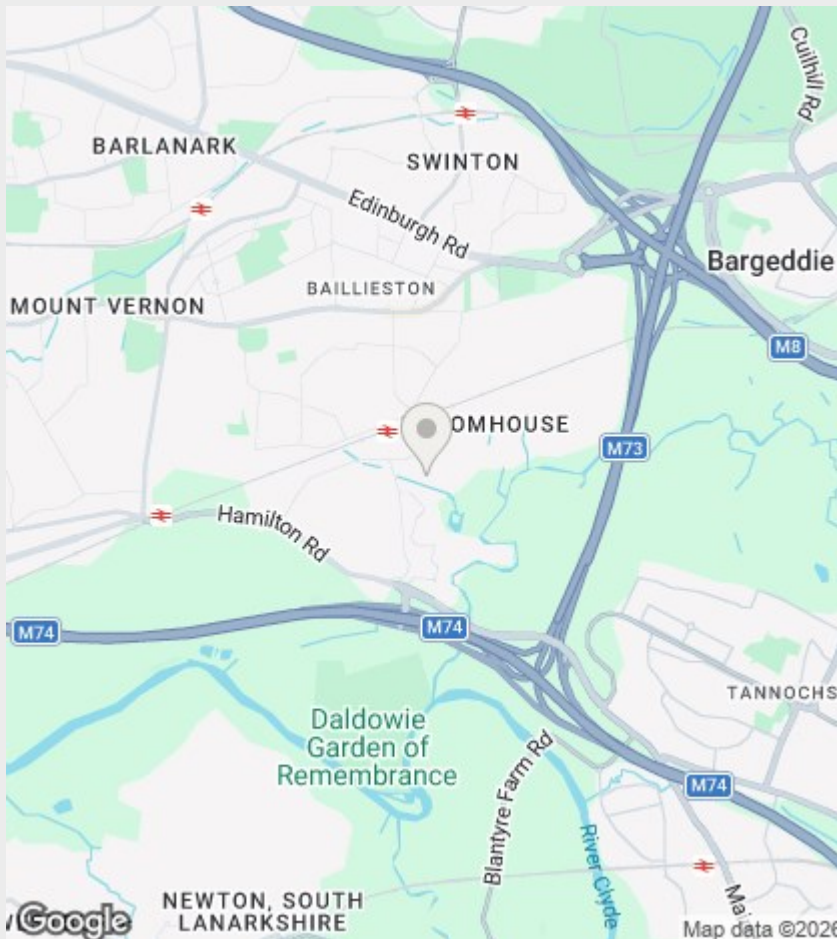
The current owner has also gained permission from building control for a single storey side extension. This exceptional home sits in a generous plot and it combines space, comfort and quality in one of the area's most sought-after locations.

This exceptional property combines modern design with practical family living in a prime residential setting, and early viewing is highly recommended to fully appreciate all it has to offer.

Broomhouse Crescent is ideally placed for local amenities, highly regarded schools and excellent transport links, with easy access to Uddingston Main Street, the train station and the motorway network for commuting to Glasgow and beyond.







Directions

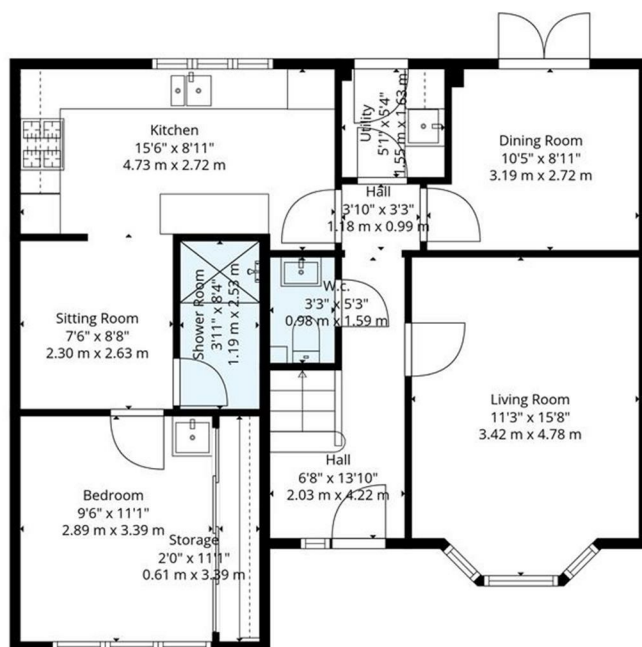
Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

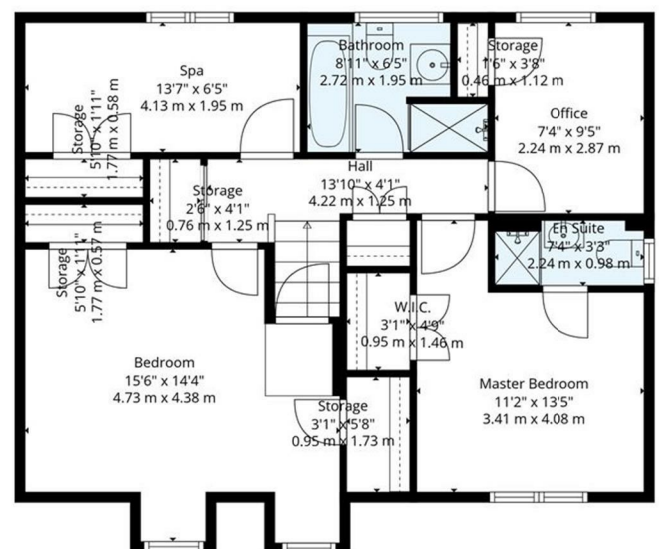
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		



1st Floor



2nd Floor

TOTAL: 1376 sq. ft, 127 m2

1st floor: 726 sq. ft, 67 m2, 2nd floor: 650 sq. ft, 60 m2

EXCLUDED AREAS: STORAGE: 78 sq. ft, 7 m2, UTILITY: 27 sq. ft, 3 m2, LOW CEILING: 16 sq. ft, 1 m2,

CODA