



RESIDENCE

16 Lincoln Avenue, Uddingston, G71 5QT

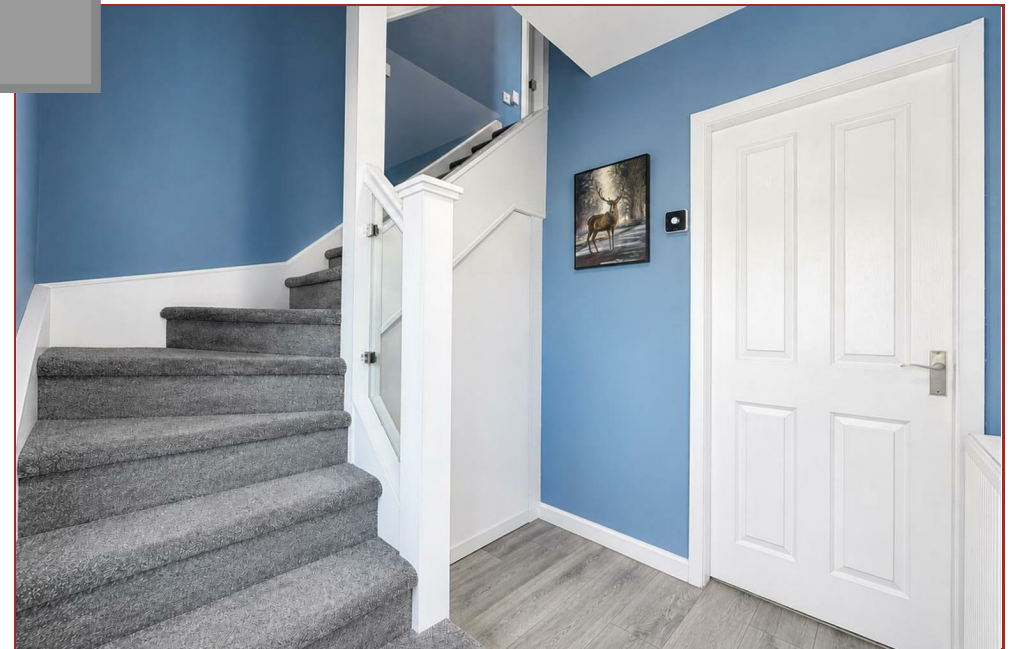
www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston
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RESIDENCE





2 Bedrooms | 1 Public Rooms | 1 Bathroom

An impressive and generously proportioned semi-detached family home, offering off-street parking, substantial private gardens and a sought-after setting within a popular and well-established area of Uddingston.

This well-maintained property offers bright, spacious and versatile accommodation over three levels and presents an excellent opportunity for buyers seeking a comfortable family home in a convenient location.

The accommodation comprises a welcoming reception hallway, an impressive front-facing lounge and a generously sized dining kitchen with French doors providing direct access to the rear garden. A modern family bathroom completes the ground-floor accommodation.

On the first floor are two well-proportioned double bedrooms, while the upper level provides a useful study/storage area, offering valuable additional space that could suit a variety of needs.

Externally, the property benefits from off-street parking and attractive private gardens. The front garden is laid to a well-maintained lawn, while the enclosed rear garden provides an excellent space for relaxing and entertaining, with both lawn and patio areas.

Lincoln Avenue is situated within the popular Aitkenhead area of Uddingston, a well-established residential location convenient for local amenities and schooling. Uddingston's popular Main Street offers a wide selection of everyday shopping facilities alongside restaurants, cafés, bars and other amenities, with a further extensive range available in nearby Hamilton. The area is particularly well placed for commuters, with regular bus and rail services providing connections to surrounding towns and cities, including Glasgow and Edinburgh. The nearby M74 motorway also offers excellent road links throughout the Central Belt.



861.11 sq ft | EER = C

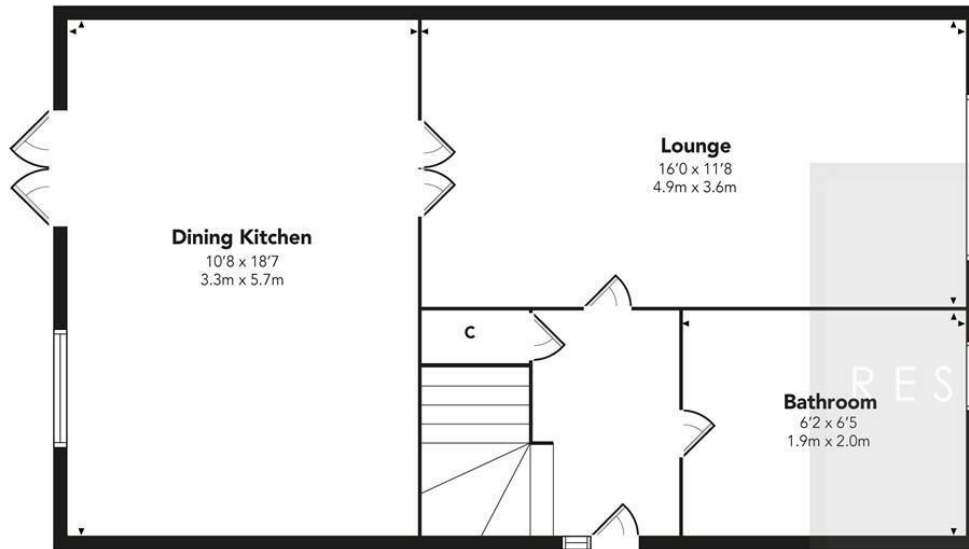


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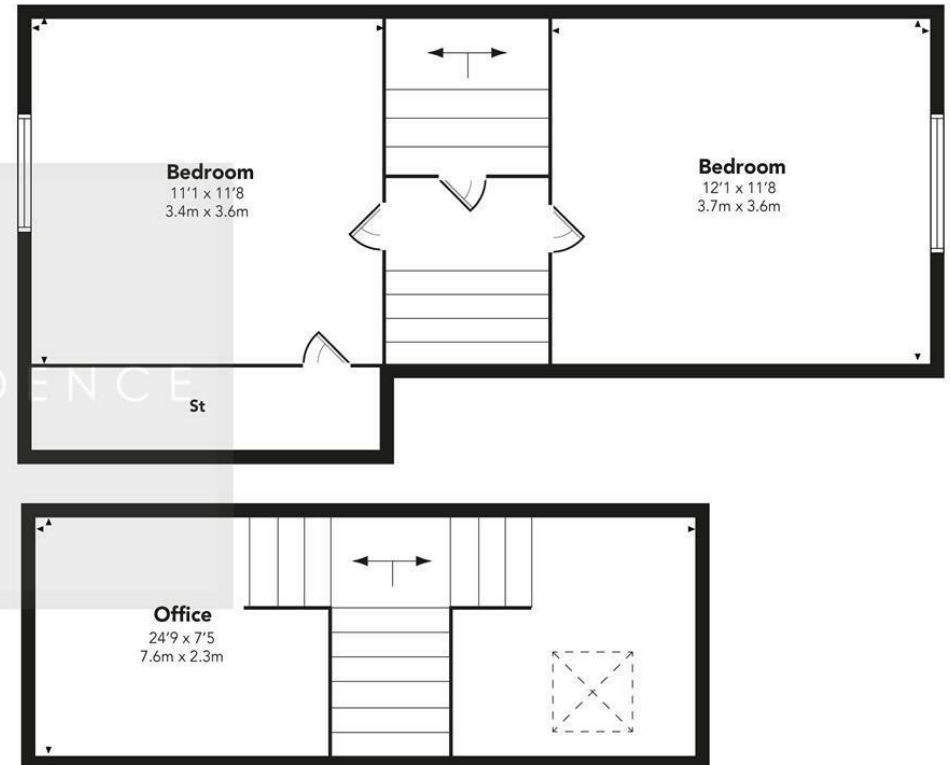


Lincoln Avenue

GROUND FLOOR



FIRST FLOOR



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.