



RESIDENCE

25 Loancroft Gate, Uddingston, G71 7HN

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## 4 Bedrooms | 4 Public Rooms | 3 Bathrooms



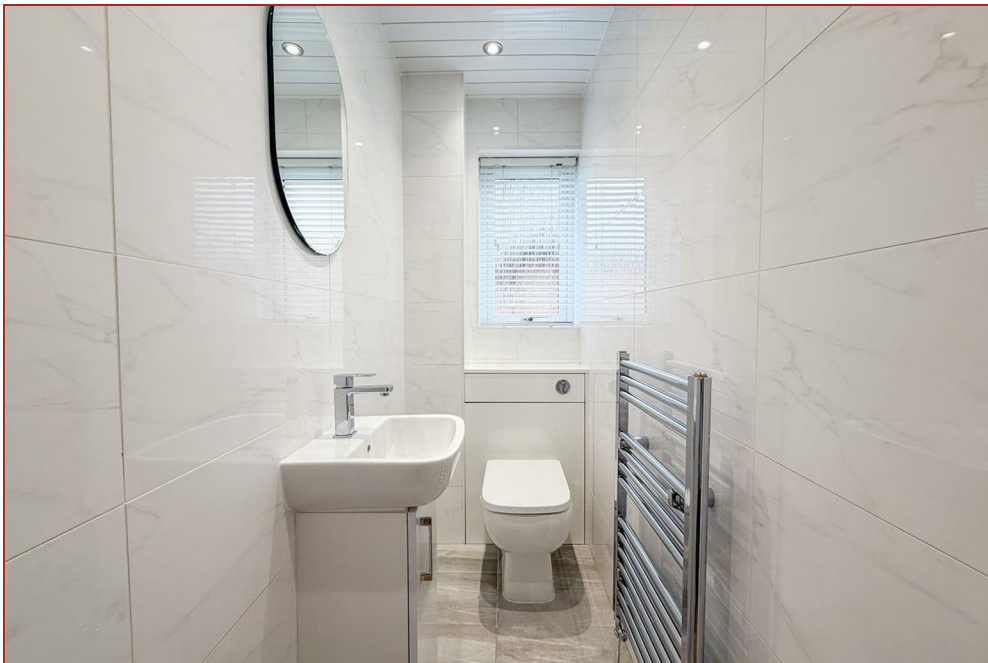
Situated within the highly sought-after Loancroft Gate development, just off Castle Avenue, this rarely available four-bedroom detached villa enjoys an enviable position at the end of a peaceful cul-de-sac, while remaining only a short walk from Uddingston Main Street and transport links.

Offering generous and versatile accommodation throughout, the property is presented in neutral tones with quality finishes, making it an ideal family home. Externally, the property benefits from a substantial front garden, spacious driveway providing ample off-street parking, detached double garage and a private rear garden.

The accommodation comprises a welcoming reception hallway with storage and a modern WC, bright front-facing sitting room and a spacious lounge which flows seamlessly into the dining area. The dining space provides direct access to a large conservatory overlooking the rear garden, creating an excellent space for both relaxing and entertaining. The contemporary kitchen features a range of wall and base-mounted units, integrated appliances, and ample space for informal dining.

On the upper level, the landing leads to a modern family bathroom and four well-proportioned bedrooms. The impressive principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms offer excellent flexibility for growing families, home working, or guest accommodation.

Uddingston is one of Lanarkshire's most desirable villages, renowned for its vibrant Main Street offering an excellent selection of restaurants, cafés, bars, boutique shops, and supermarkets including Marks & Spencer and Tesco. The area also boasts a wide range of leisure and sporting facilities, with golf courses, gyms, tennis, rugby, and cricket clubs all nearby. The neighbouring village of Bothwell is within easy reach, providing further amenities, scenic walks, historic attractions including Bothwell Castle, and the highly regarded Bothwell Golf Club.



1582.30 sq ft | EER = C



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## Loancroft Gate



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.