



## KIRK PLACE, UDDINGSTON, GLASGOW OFFERS OVER £125,000

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Enjoying an open outlook and fantastic position, this great sized home features gas central heating and double glazing. The traditional kitchen and bathroom may require modernisation; however, this has been reflected in the price.

The accommodation comprises reception hall, a bright and airy lounge, dining area, fitted kitchen, bathroom and three good sized bedrooms.

The floor plan will provide you with a detailed layout of this well laid out and comfortable home; however, we recommend viewing to appreciate the convenient setting that is on offer.

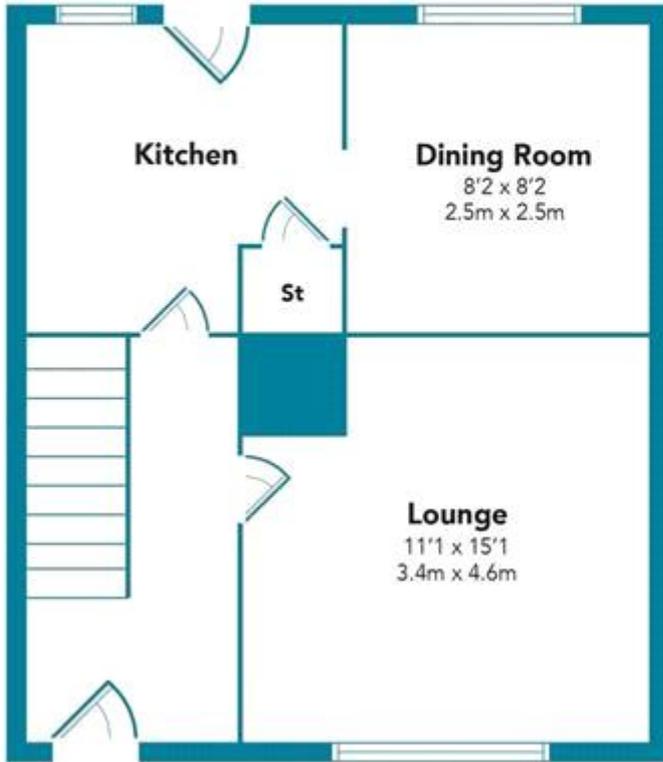
The front and rear gardens are mainly laid to lawn with slabbed pathways.

Kirk Place is located only a short distance away from all local amenities. Uddingston is highly regarded for its excellent main street where you can find the majority of every day shopping needs. There is a great choice of restaurants, bistros and pubs, with many more found in nearby in Bothwell and Hamilton town centre. The property is located within popular school catchments and for those commuting by public transport there are regular bus and train services from Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.

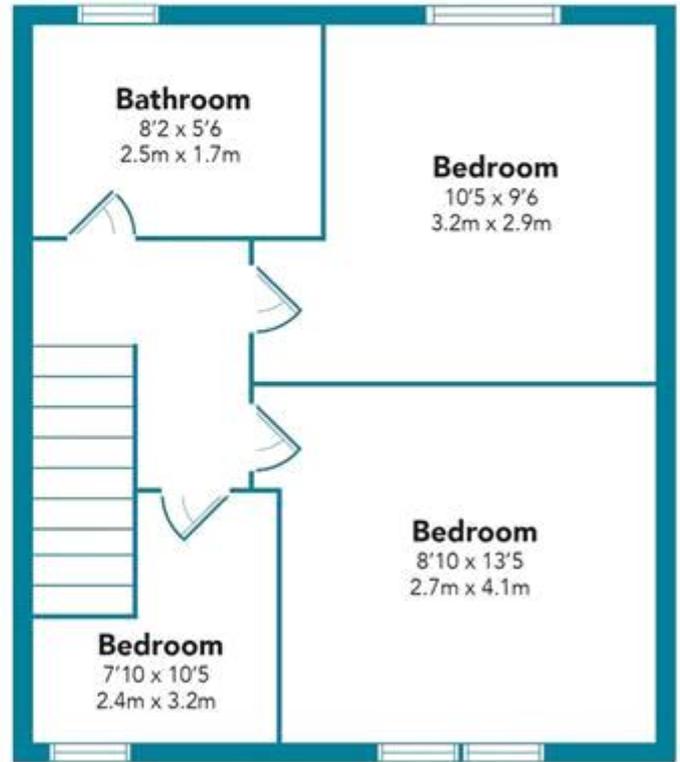


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**GROUND FLOOR**



**FIRST FLOOR**



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd 



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.