



**SYCAMORE AVENUE,
UDDINGSTON, GLASGOW
OFFERS OVER £89,995**

UNDER OFFER

****CLOSING DATE MONDAY 4th JULY @ 12 NOON****

This well proportioned, two bedroomed end terrace villa is centrally positioned and conveniently placed within Viewpark.

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Enjoying an open outlook and fantastic position within a highly sought after plot, this great sized home features gas central heating and double glazing. The fitted kitchen and bathroom are of great proportion.

The accommodation comprises reception hall, a bright and airy open plan lounge/dining area, fitted kitchen, bathroom and two double bedrooms with great storage.

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

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

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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FIRST FLOOR



GROUND 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.