



COALBURN PARK, UDDINGSTON, GLASGOW

OFFERS OVER £255,000

UNDER OFFER

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Great attention to detail has gone into the finishing's of this lovely home which offers bright, airy and well designed living space. Built by Springfield Homes circa 2017, the property has been beautifully decorated throughout and features gas central heating with Baxi boiler and double glazed windows and doors. The bathroom and WC are finished with modern sanitary ware and complimented by luxury tiling whilst the stylish kitchen incorporates a range of integrated SMEG appliances.

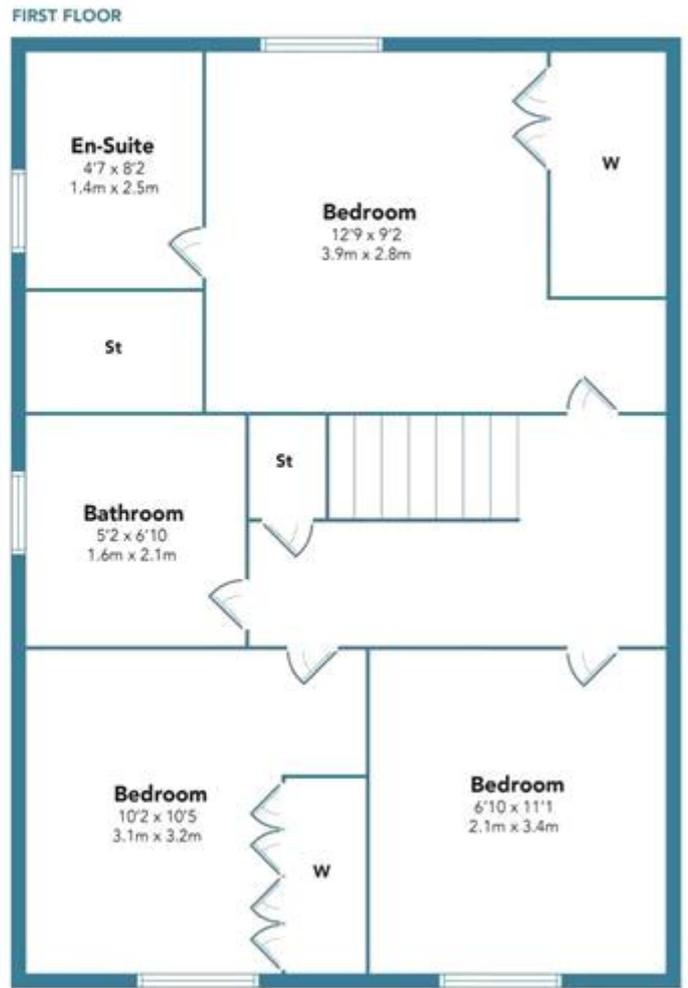
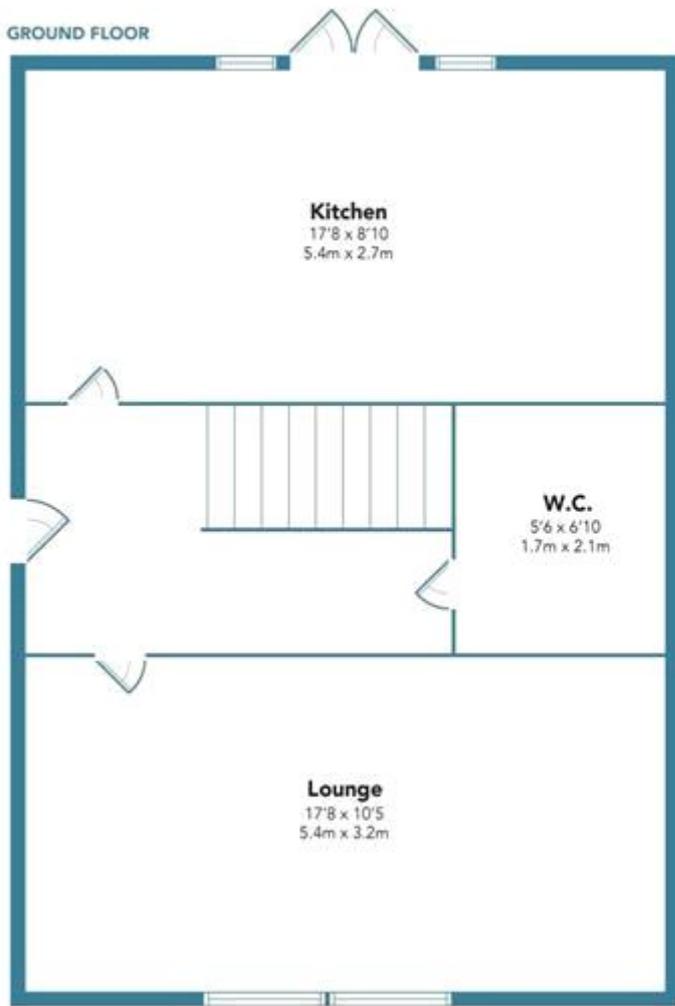
The ground floor accommodation comprises reception hallway, cloakroom/WC, spacious lounge and dining kitchen with French doors leading to the rear garden. The upper floor offers a modern family bathroom, three double bedrooms and a master en suite shower room.

Externally, the property features two car driveway to the side, whilst the enclosed and private rear garden contains decking, lawn and a patio area.

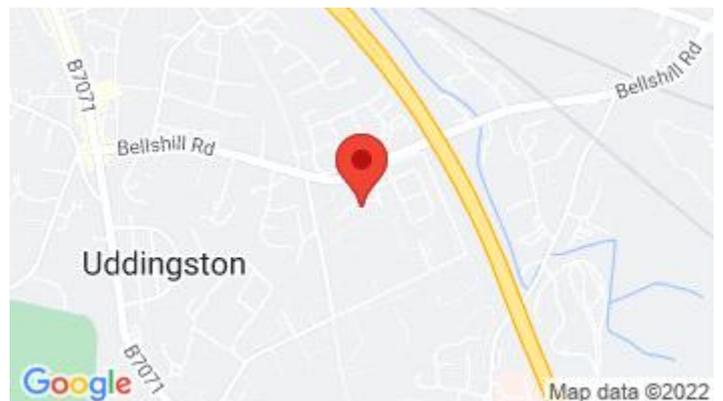
Coalburn Park is conveniently placed for Uddingston Main Street where there is a great choice of restaurants, bistros and pubs as well as being within close proximity to Marks & Spencers, Tesco and numerous independent shops. The local school catchment is well regarded for both primary and secondary schooling 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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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.