



LOANCROFT GATE, UDDINGSTON, GLASGOW

UNDER OFFER

OFFERS OVER £165,000

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The property is set in a convenient position and features an electric heating system, double glazing and a security door entry system. The lounge is of comfortable proportions with a large bay window, whilst the kitchen has ample room for dining. You will find excellent storage throughout.

The accommodation comprises a communal entrance hall where the flat can be found on the ground floor level, a private reception hallway, a bright and airy lounge, two bedrooms both with fitted wardrobes, a dining-sized kitchen and a family bathroom.

This modern and well kept development is set amidst factored gardens which are very well kept and contain lawns, bedding areas, trees and residents parking.

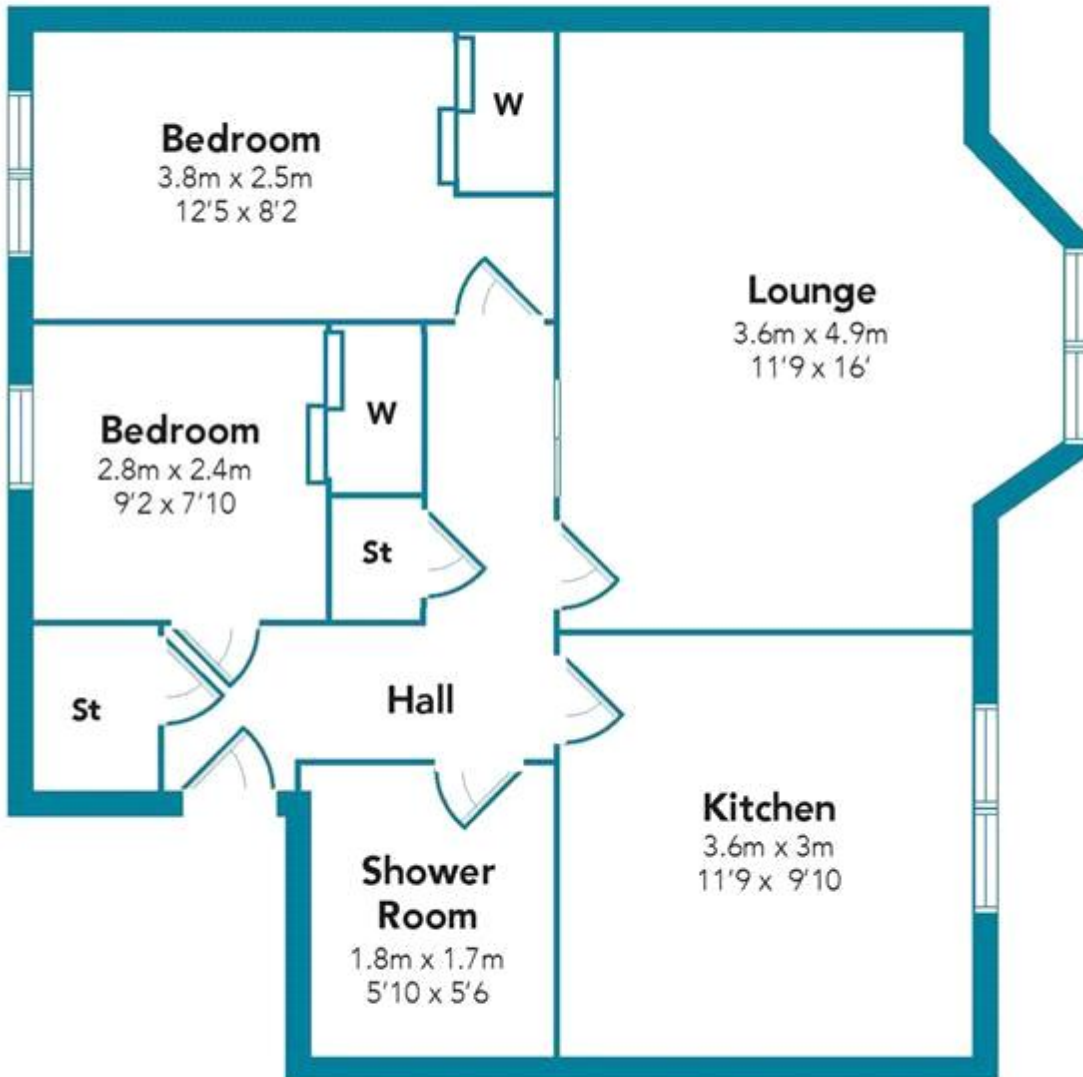
Uddingston is highly regarded for its excellent main street where you can find the majority of everyday shopping needs. There is a great choice of restaurants, bistros and pubs, with many more found in nearby Bothwell as well as Hamilton town centre. The property is located within a popular school catchment. For those commuting by public transport, there are regular bus and train services from Hamilton and Uddingston to the surrounding towns and cities, including Glasgow and Edinburgh. The M74 motorway provides 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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KIRKLAND
ESTATE AGENTS



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.