



ELM CRESCENT, UDDINGSTON, GLASGOW OFFERS OVER £99,995

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The property comprises large bright lounge which incorporates a dining area to the rear including dual aspects. The dining size kitchen is situated to the rear off the hallway and gives direct access to the substantial rear garden. On the upper floor there are two double bedrooms both having inbuilt storage, with the shower room needing upgrading.

Furthermore the property has gas central heating, double glazing, front and substantial rear garden with driveway.

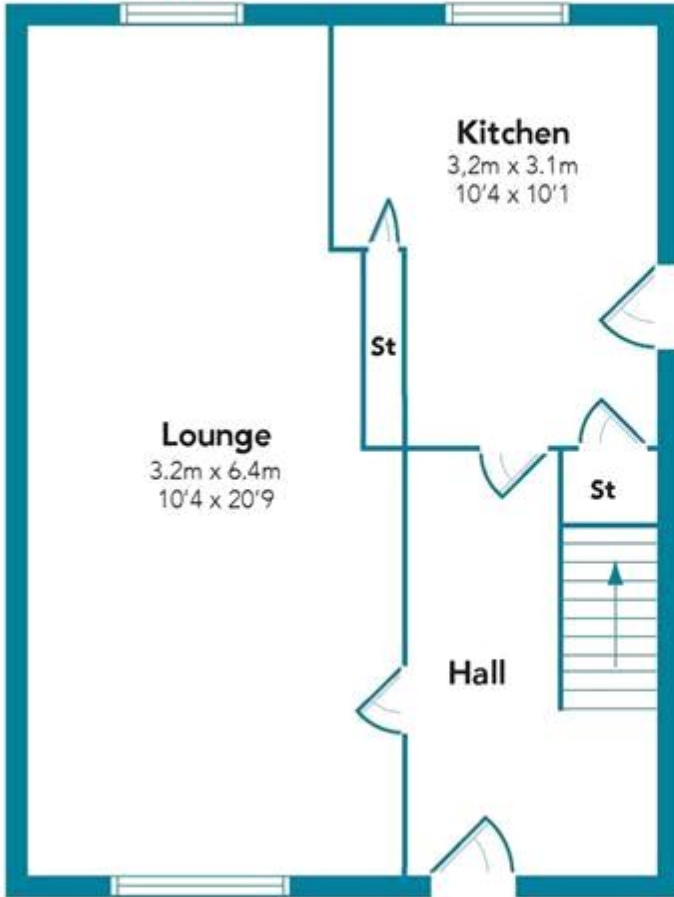
The floor plan shall provide you with a detailed layout of this comfortable bright and airy home, however we recommend viewing to appreciate the size of the plot, layout and the convenient setting that's on offer.

Elm Crescent is located near to Tannochside which has a great choice of local shops and 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 Hamilton town centre. The property is located within popular school catchments. 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.

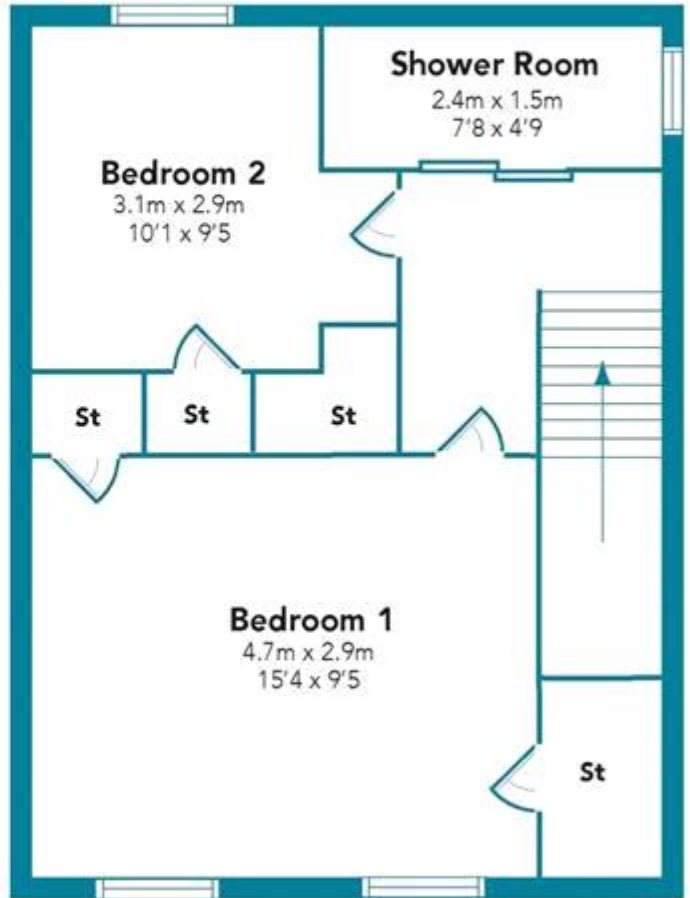


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GROUND FLOOR



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.