



## WOODFIELD, UDDINGSTON OFFERS OVER £290,000

**UNDER OFFER**

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The property has been well maintained and offers bright and airy living accommodation finished with a mix of wooden and carpeted floor coverings. The fitted kitchen incorporates a new five hob, double oven 'Rangemaster' cooker with fan extractor, American style fridge freezer, washing machine and a newly fitted black slate sink. The well proportioned dining area benefits from a patio door which opens to the rear garden whilst recent upgrading includes a quality, fully refurbished bathroom and en-suite, and replacement UPVC door and windows.

Accommodation comprises entrance vestibule, cloakroom wc, spacious lounge and dining area, modern fitted kitchen, converted sitting room/office, three-piece family bathroom, three double bedrooms all with fitted wardrobes, and master en-suite with double shower.

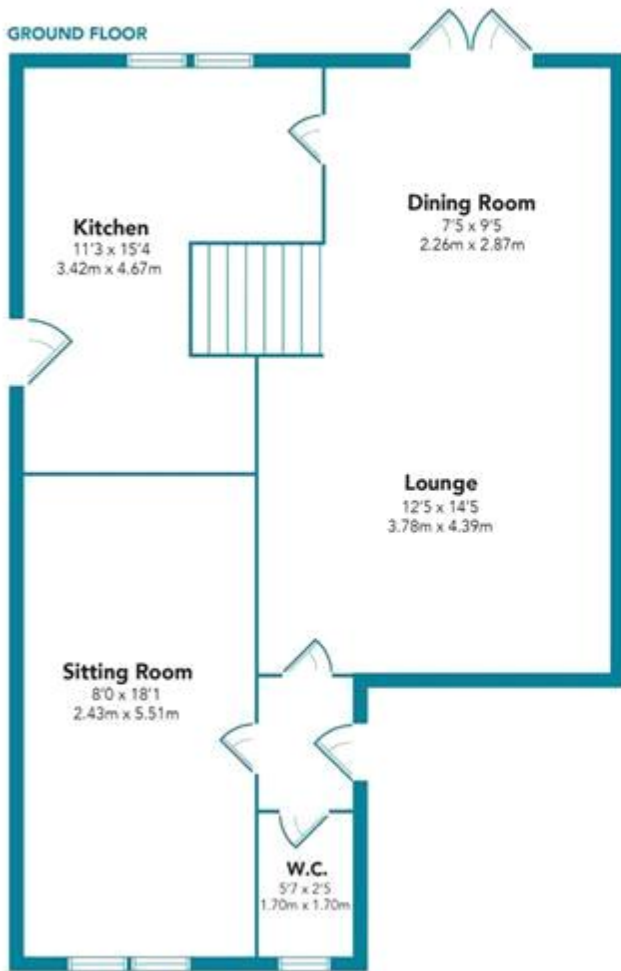
To the front of the property is a fully monoblocked double driveway alongside an established lawn. The low maintenance, private and south facing rear garden is bounded by fencing and beautifully presented, boasting a newly built home office, potted plants and a tiered timber patio with roofed pergola making this an ideal outdoor entertaining area whilst the side of the property is tree lined with a well maintained lawn and second shed.

The property is located within popular school catchments and has extensive sports facilities nearby which include golf courses and country parks. Woodfield is conveniently placed for access to the A725, M74, M8 linking the central belt. Bellshill and Uddingston railway stations are equidistant and the nearest bus stop is five minutes walk away with frequent services to surrounding towns and Glasgow City Centre. There is a small but well-stocked Co-op with Post Office nearby, as well as an excellent variety of shopping and dining available in the wider area.

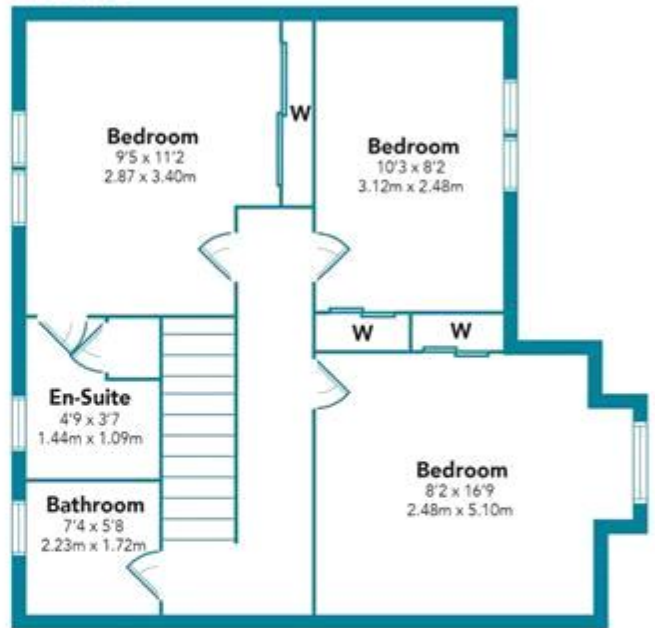


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**GROUND FLOOR**



**FIRST FLOOR**



Floorplans are indicative only - not to scale  
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▲ Map error: [g.co/staticmaperror](https://g.co/staticmaperror)