



HOZIER CRESCENT, UDDINGSTON **UNDER OFFER** OFFERS OVER £175,000 Freehold

***CLOSING DATE - FRIDAY 2ND AUGUST AT 12 NOON**
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The property showcases family living over the course of two levels with the ground level having a - reception hallway, front facing lounge. Modern fitted kitchen with dining space & conservatory.

The upstairs have three well sized bedrooms, large upper hall & a family shower room.

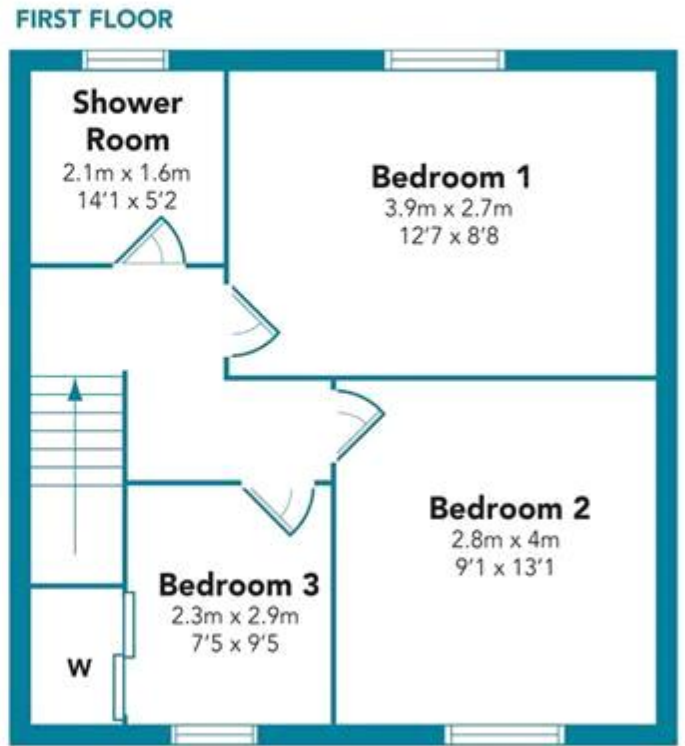
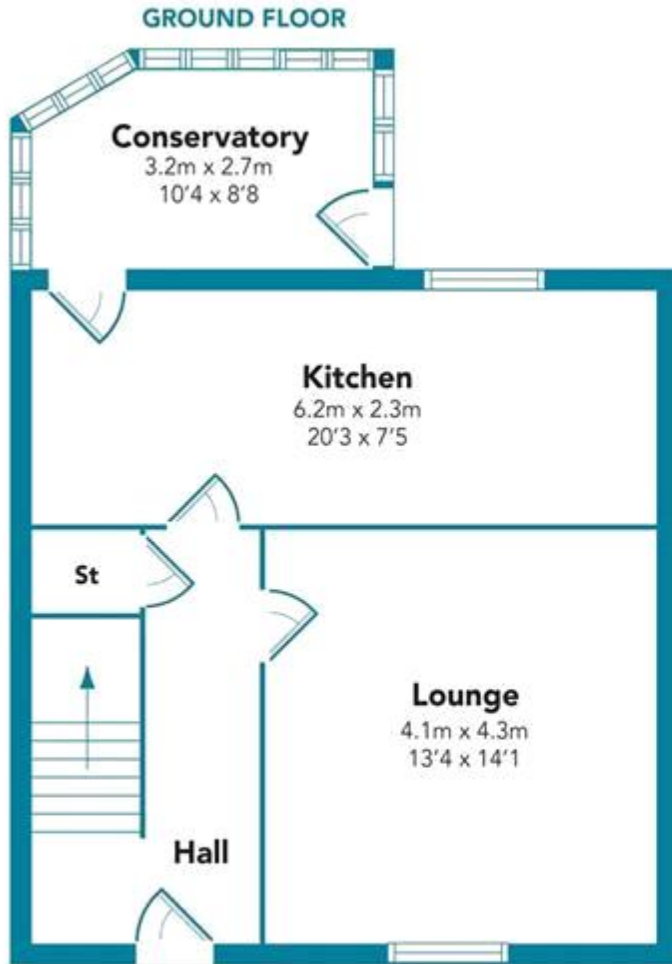
The outside of the property is of huge proportion with a detached garage, front and rear garden lawn and bedding areas.

The village of Uddingston is held in high regard with its excellent Main Street providing an abundance of shops, cafes, pubs, restaurants and every day shopping needs. The area benefits from an array of leisure facilities including gyms, swimming and sports complexes, a bowling and tennis club, a cricket and sports club, a number of children's play areas, Bothwell Castle, nature walks and the nearby Bothwell and Calderbraes golf courses. Uddingston also benefits from its very own Train Station which provides a regular service to both Glasgow and Edinburgh City Centres as well as connecting throughout the rest of the UK. The M8, M73 and recently extended M74 motorways are nearby which provide excellent access to nearby towns such as Hamilton, Motherwell, East Kilbride and around the central belt. Ample bus services are also available providing access to the surrounding towns within the Lanarkshire area as well as Glasgow city centre. The location is very attractive to families with popular schooling in the area including Uddingston Grammar School.

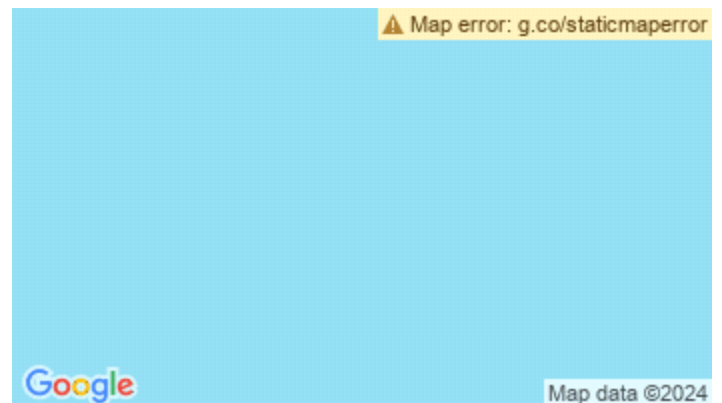
Tenure: Freehold



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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/fitings 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.