



TRACK DRIVE, UDDINGSTON OFFERS OVER £310,000 Freehold

UNDER OFFER

CLOSING DATE - FRIDAY 9TH AUG - 12 NOON

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The accommodation comprises; welcoming entrance hallway with cloakroom/WC, spacious rear formal lounge, kitchen with French doors leading to the rear garden. Front Dining room, front sitting room which was the converted garage & utility space. The kitchen is of stylish modern design with integrated appliances and a range of floor and wall mounted units. On the upper level there are four good-sized bedrooms and a contemporary family bathroom. The master bedroom features en suite shower room. Further features of the property include gas central heating, double glazing and ample storage space.

Externally, there is a large driveway which has space for several vehicles. The rear garden is private and secluded with lawn and slabbed patio area providing an ideal space for outside enjoyment.

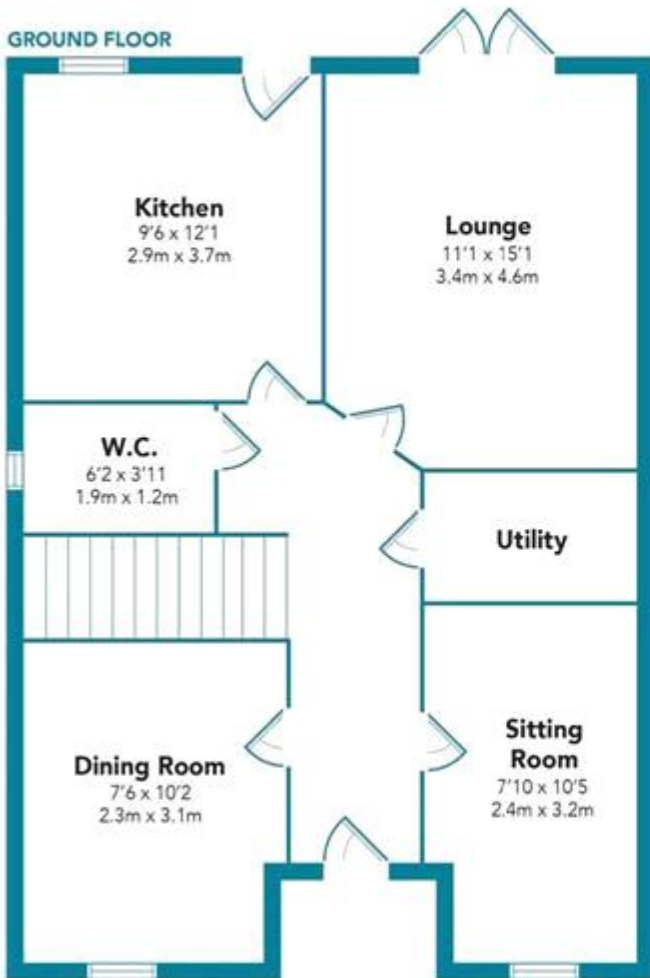
Track Drive is located within the town of Uddingston which is highly regarded for its excellent main street where you can find the majority of every day shopping needs. There is a great choice of restaurants, bistros and pubs, with many more found in nearby Bothwell. The property is located within popular school catchments 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.

Tenure: Freehold

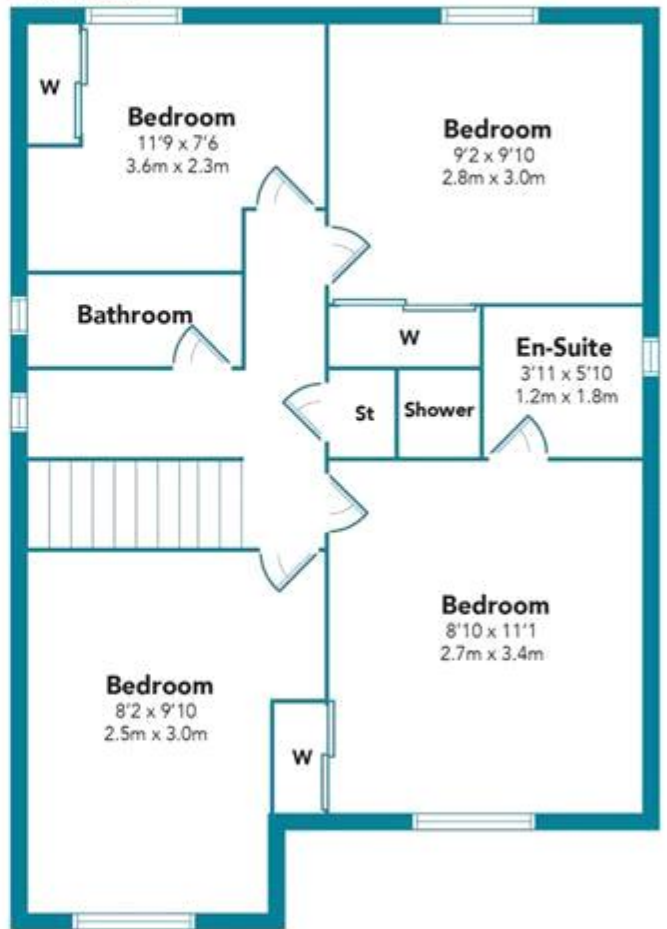


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GROUND FLOOR



FIRST FLOOR



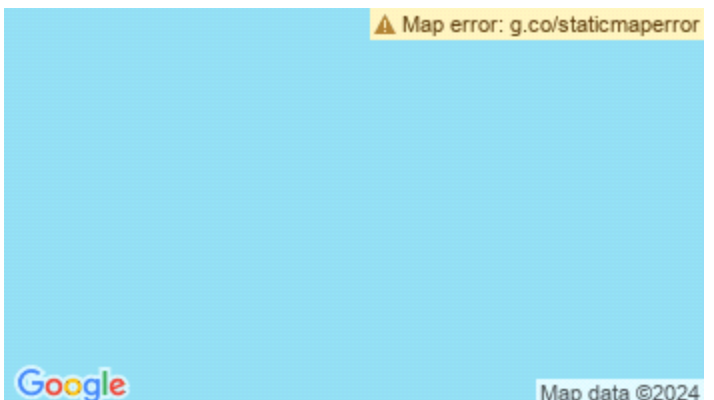
Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			90
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Map error: g.co/staticmaperror



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/fitments 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.