

Fred.

ESTATE AGENTS



1 Beatson Wynd

Uddingston, Glasgow

Offers over £215,000







Located within a quiet Cul-de-sac setting within the popular Tannochside area of Uddingston, lies this wonderful two bedroom semi detached villa which offers the perfect blend of comfort, practicality and modern style.

The ground floor opens with a welcoming entrance vestibule leading into a bright, front-facing lounge featuring soft carpet flooring, a large window that fills the room with natural light, and an attractive feature fireplace creating a warm focal point. To the rear of the property lies the impressive kitchen and dining area, forming the heart of the home. This stylish space offers a wide range of modern base and wall-mounted units, generous worktop space, and integrated appliances. From here, access leads to a charming conservatory overlooking the rear garden, providing an ideal additional space to relax and unwind.

Upstairs, the property offers two well-proportioned double bedrooms, both tastefully decorated and benefiting from carpeted flooring and excellent storage. Completing the upper level is a stylish fully tiled shower room comprising a WC, vanity sink unit, and a shower enclosure.

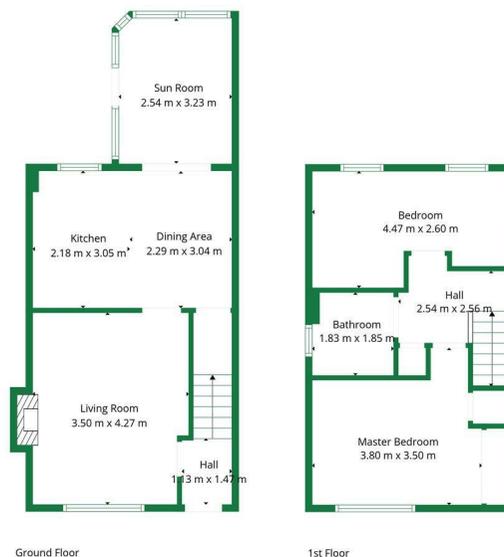
Externally, the property enjoys a monoblock driveway providing convenient off-street parking. The well-maintained front and rear gardens feature a combination of a slabbed patio area and a low-maintenance artificial lawn, creating the perfect setting for outdoor dining, entertaining, and family enjoyment.

The property is ideally positioned with easy access to the highly regarded village of Uddingston, renowned for its vibrant Main Street offering an excellent selection of restaurants, bistros, pubs, shops, and well known supermarkets. The nearby village of Bothwell provides further amenities and attractions, including the historic Bothwell Castle and picturesque riverside walks. For commuters, regular bus and train services operate from Uddingston to surrounding areas, while the nearby M74 and M8 motorways offer excellent connectivity across the central belt.

Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

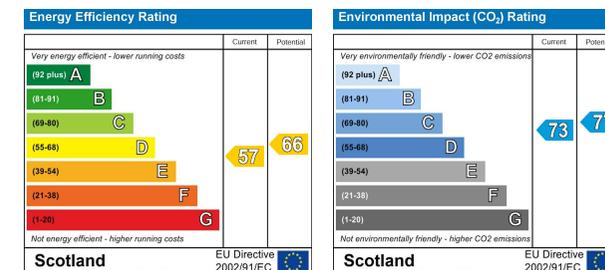
1st Floor



TOTAL: 75 m²
Ground floor: 42 m², 1st floor: 33 m²
EXCLUDED AREAS: FIREPLACE: 0 m², WALLS: 7 m²



Energy Efficiency Graph



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