




McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177

6 MacMillan Gardens

UDDINGSTON, GLASGOW, G71 5SD

UDDINGSTON

In its entirety, the village of Uddingston is held in high regard with its excellent main street providing an abundance of shops, cafes, pubs, restaurants and everyday 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.



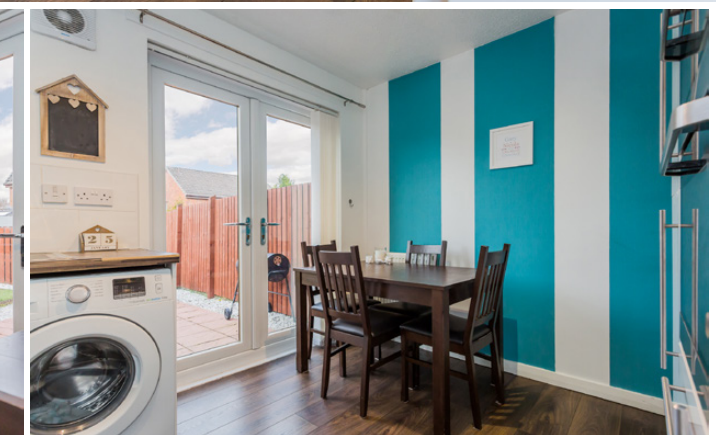
THE PROPERTY

McEwan Fraser Legal are delighted to present this superb two double bedroom semi-detached house to the market. Located in a quiet street, 6 MacMillan Gardens is presented to the market in walk-in condition and boasts gas central heating, double glazing and off street parking. Generously proportioned and with a neutral contemporary feel throughout, the property represents an excellent potential as a first time buy or potential downsize.

Entering through a welcoming vestibule, you will find a well-proportioned lounge which boasts ample floor space and a contemporary colour scheme. The lounge boasts a number of possible furniture configurations which can easily include a pair of sofas and additional free-standing furniture. A south easterly aspect means that the picture window floods the room with natural light, particularly in the morning and early afternoon. The superb kitchen breakfast room is located to the rear of the lounge. Comprised of a range of modern high gloss units, there is ample prep and storage space for the aspiring chef. The induction hob, oven, grill, fridge, freezer and hood are integrated while space has been provided for a free standing washing machine. Running the width of the house, the kitchen can happily accommodate a four-seat dining table. French doors lead to a low maintenance rear garden which enjoys the evening sun.

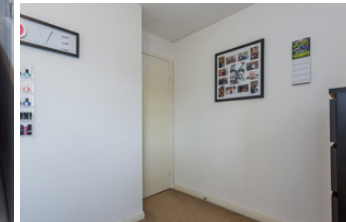
Climbing the stairs, you will find two well proportioned double bedrooms and a stunning modern bathroom. The two bedrooms enjoy roughly equal proportions with ample floor space to compliment integrated wardrobes. The bathroom enjoys full contemporary tiling, a three piece suite with shower over bath and a window for natural light.

This is a must see property and early viewing is highly recommended.

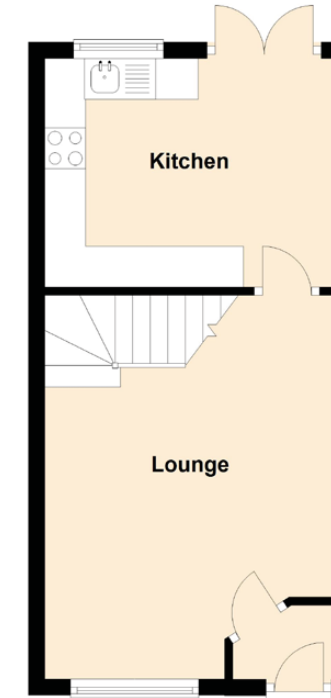


"...RUNNING THE WIDTH OF THE HOUSE, THE KITCHEN CAN HAPPILY ACCOMMODATE A FOUR-SEAT DINING TABLE..."





Ground Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.80m (9'2")
Bedroom 1	3.60m (11'10") x 2.80m (9'2")
Bedroom 2	3.60m (11'10") x 2.20m (7'3")
Bathroom	2.70m (8'10") x 1.30m (4'3")

Gross internal floor area (m²) - 55m²

EPC Rating - C

Extras
(Included in the sale)

All fitted floor coverings and integrated appliances.

First Floor

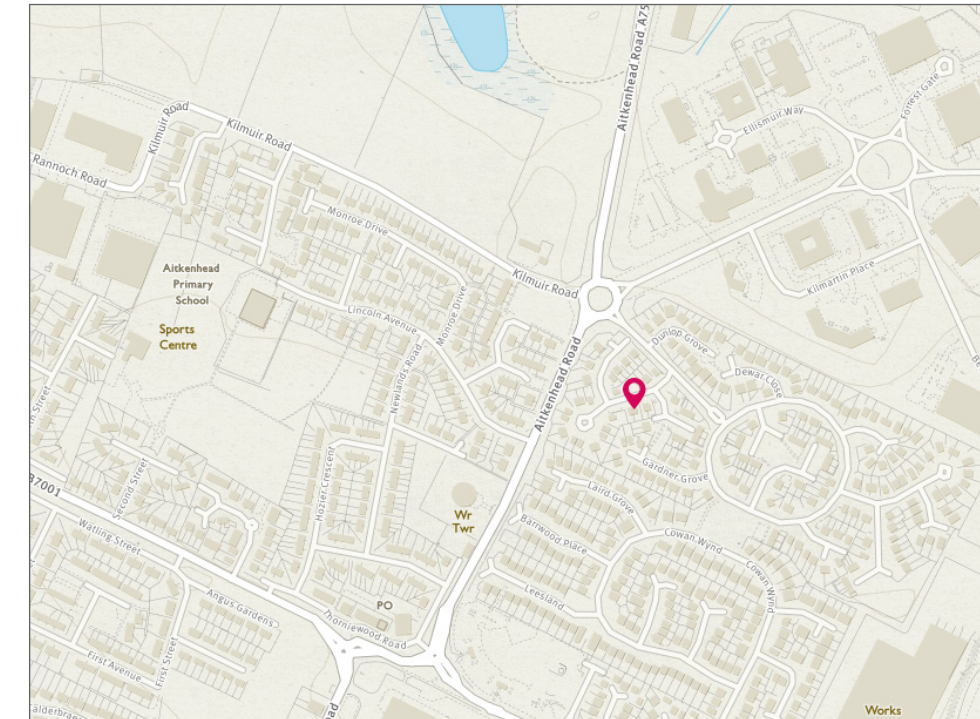
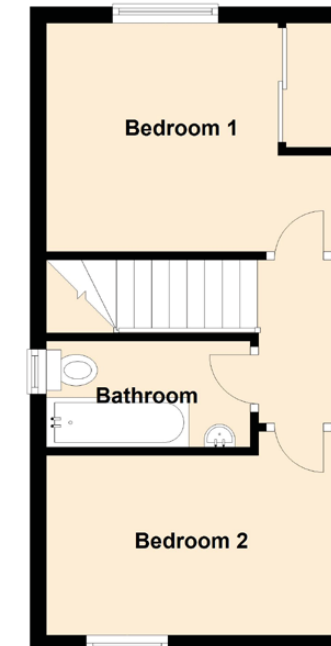
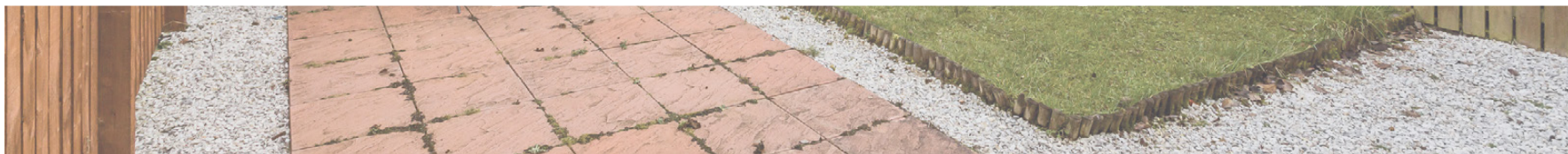


Image credit: <https://www.coordinautocartography.co.uk/samples/>




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
MICHAEL MCMULLAN
 Surveyor



Professional photography
GARY CORKELL
 Photographer



Layout graphics and design
REBECCA DALE
 Senior Designer