
James Weir Grove

UDDINGSTON, SOUTH LANARKSHIRE, G71 7ND



A SELECTION OF THOUGHTFULLY DESIGNED TWO
BEDROOM MEWS HOMES

Nothing beats coming home to Sunnymead!

McEwan Fraser Legal
Solicitors & Estate Agents

STEWART
Milne
HOMES

NHBC
Registered house builder



Uddingston | SOUTH LANARKSHIRE



THE LOCATION

Situated in the popular South Lanarkshire town of Uddingston, Sunnymead offers a superb location for family living in an area with facilities to suit all the family; great schools, a wide selection of shops and restaurants, leisure and sporting opportunities and superb commuter links for business and pleasure.

Stewart Milne Homes never forget that a home isn't just where you live, it's how you live. And that moving to a new home is a fresh, exciting start – and often one of life's most exciting moments. That's why this schedule includes not only the details you'd expect – sizes, specifications and styles – but also shows something of the life you'll live at Sunnymead. After all, this isn't a sales brochure. This is your new home.

YOUR NEW COMMUNITY

Highly regarded for its excellent main street, where you can find the majority of everyday shopping needs and superb restaurants, bistros and pubs, Sunnymead is located in the heart of the popular town of Uddingston, which has among the best transport links of anywhere in Scotland. Flanked by three different motorways - the M73, M74 and M8, all located very close to Sunnymead – the town offers rapid travel in every direction.

Glasgow, Edinburgh and surrounding towns can also be easily reached through direct and regular rail links from the local station, which is within walking distance of the development. The picturesque conservation village of Bothwell is just minutes away, where you will find another selection of stylish shops, restaurants and a magnificent fortress, the largest and finest 13th century stone castle in Scotland. Nearby is Glasgow Fort, the new out-of-town shopping experience offering 70 outlets, with a variety of high street names, boutiques and department stores. Birkenshaw Retail Park is also just minutes' drive away, and the vibrant centres of East Kilbride and Hamilton add to the choice of convenient centres to visit. The development is also well placed for sporting activities, with a range of golf courses in the area and the sprawling Strathclyde Country Park, where a selection of land and water activities are to be enjoyed. Uddingston has its own tennis, bowling, rugby, football and cricket grounds. There are well established primary and secondary schools to choose from, as well as further and higher education establishments in Lanarkshire towns and Glasgow. Primary schools serving the development are Muiredge Primary and St John's the Baptist Primary School, whilst the secondary schools are Uddingston Grammar and Cardinal Newman High School.

THE ALDER



THE BRUCE



STEWART MILNE'S COMMITMENT

Stewart Milne Homes pride themselves on building innovative and high quality homes. Each home is quality checked at various stages of its build and inspected by the National House Building Council. They use a high level of specification in materials, and apply superior craftsmanship. In particular, they build to exacting standards, and create homes that are long-lasting.

All of their homes come with a 10 year warranty, giving you peace of mind. Sunnymead has been designed by their award winning design team, whose work has gained recognition and commendation for its design approach. The layout has been designed to suit all life stages, offering a range of properties from 2 & 3 bedroom terraced homes and 3, 4, 5 and 6 bedroom detached villas. There are even a few high quality bedroom apartments.

Each home comes with a private garage, double garage or allocated parking, depending on the house type. All the homes at Sunnymead are spacious, light and airy. They've been designed to provide flexible accommodation that suits the ever-changing needs of modern living, with well-planned living areas for entertaining and family life, combined with high specification kitchens that have integrated appliances and an excellent choice of styles. Every aspect of your new home is finished to the highest standards, with great attention to detail - providing you with the very best premium home. Features include built-in wardrobes or walk-in closets to master and second bedrooms, Porcelanosa tiling, chrome door furniture and expertly crafted kitchens with fully integrated appliances, including stainless steel oven, hob and hood.

Buying a home at Sunnymead gives you the reassurance of long lasting value and peace of mind.

James Weir Grove
UDDINGSTON

PROPERTY DESCRIPTION

THE BRUCE - SOLD

The Bruce is a modern and spacious, two bedroom apartment. Entering through the wide hall with excellent storage cupboards, the apartment has a light and airy living room with full-height windows opening on to a Juliette balcony. Through double doors - which can be folded back to create an open-plan feel - is a contemporary kitchen with integrated brushed steel appliances. Both bedrooms can accommodate double beds and have the benefit of fitted wardrobes. The bathroom is both modern and stylish.

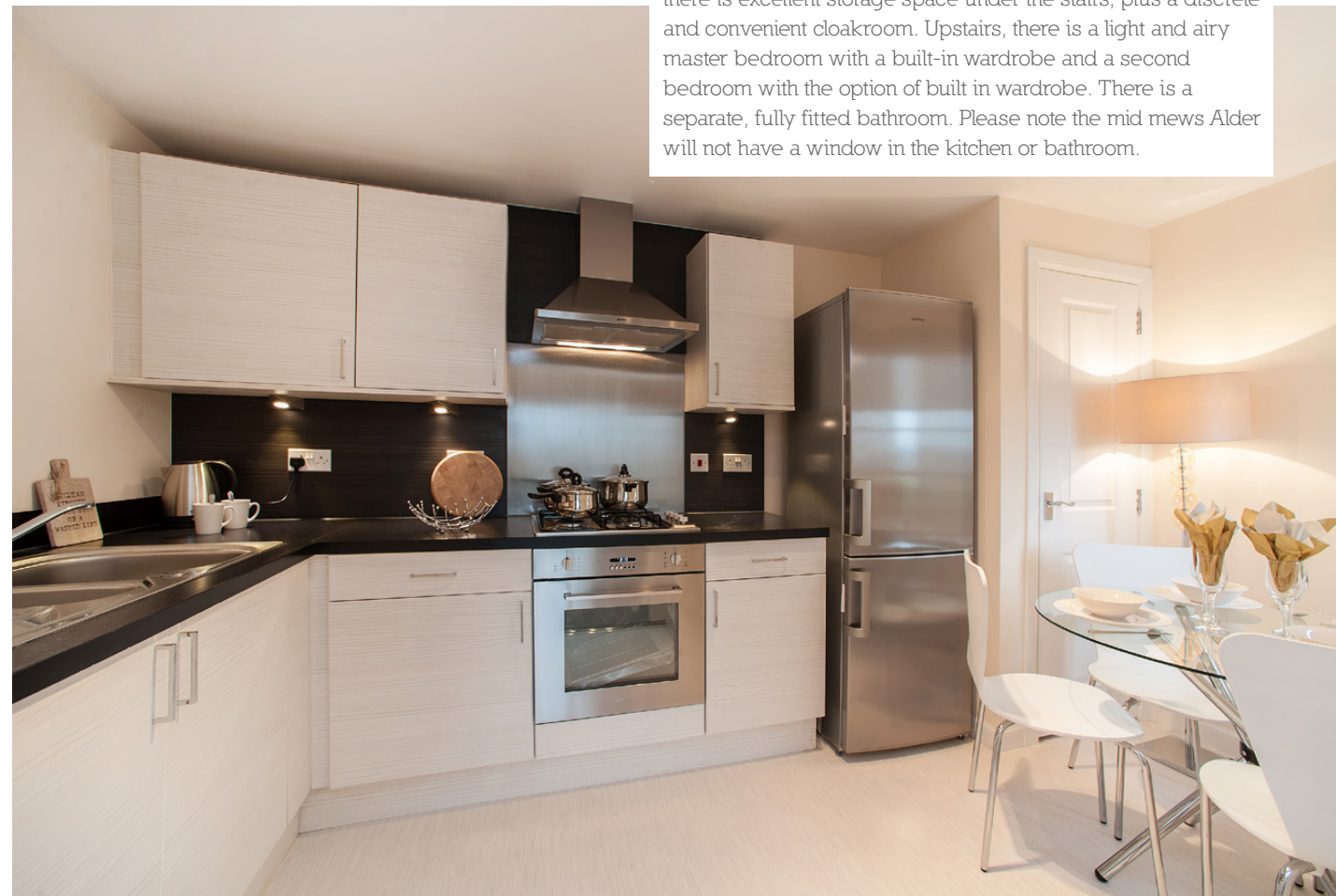
THE ALDER

This thoughtfully designed, superb, modern mid and end mews home offers a stylish open plan living room and kitchen. The kitchen comes complete with modern and stylish appliances and is ideal for relaxing or entertaining. In addition, there is excellent storage space under the stairs, plus a discrete and convenient cloakroom. Upstairs, there is a light and airy master bedroom with a built-in wardrobe and a second bedroom with the option of built in wardrobe. There is a separate, fully fitted bathroom. Please note the mid mews Alder will not have a window in the kitchen or bathroom.



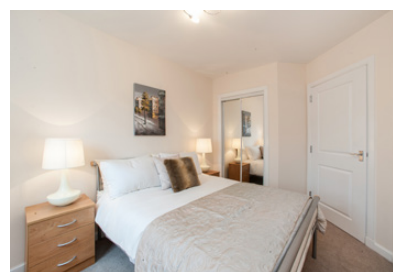
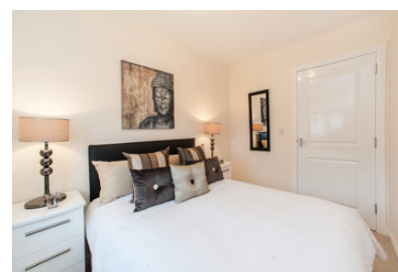
PLEASE NOTE; Interior shots are of show homes and should be used for illustrative purposes only

THE BRUCE
NOW SOLD





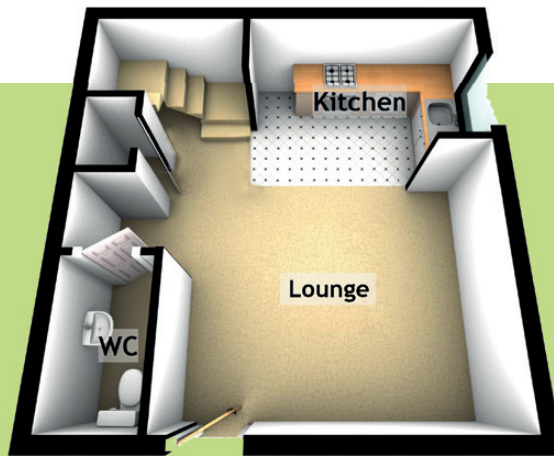
"...All the homes at Sunnymead are spacious, light and airy..."



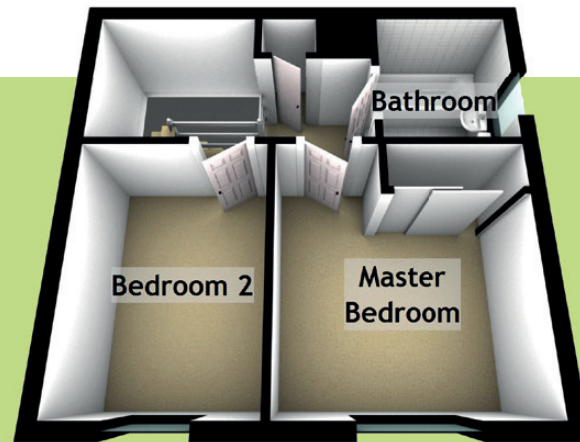
Specifications

THE ALDER

Ground Floor



First Floor



APPROXIMATE DIMENSIONS (Taken from the widest point)

GROUND FLOOR

Living room/Kitchen
Cloakroom

4083mm x 5334mm (13'5) x (17'6)
1123mm x 1935mm (3'8) x (6'4)

FIRST FLOOR

Master Bedroom (excluding wardrobe)
Bedroom Two (inc optional wardrobe)
Bathroom

3106mm x 2435mm (10'2) x (7'11)
2255mm x 3148mm (7'4) x (10'3)
1690mm x 2120mm (5'6) x (6'11)

Specifications

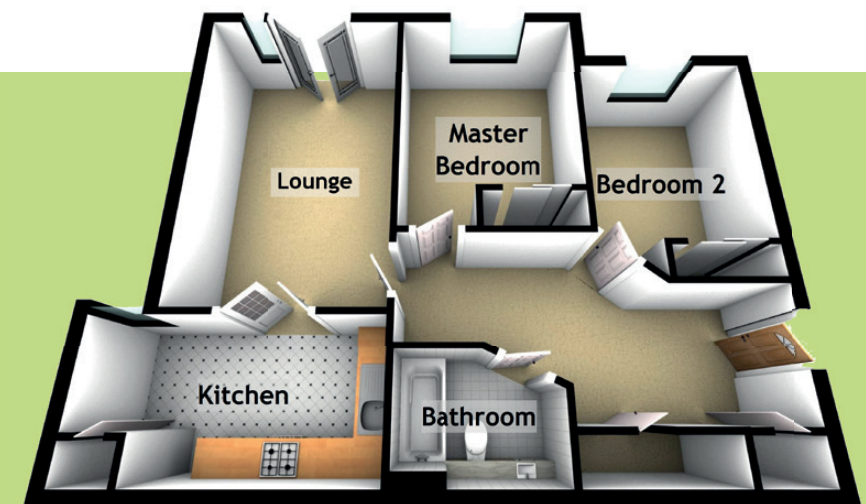
THE BRUCE - NOW SOLD

NOW SOLD

APPROXIMATE DIMENSIONS (Taken from the widest point)

Living Room
Kitchen
Masterbedroom
Bedroom 2
Bathroom

4868mm x 3076mm (15'11) x (10'1)
3976mm x 2135mm (13'0) x (7'0)
2949mm x 2750mm (9'9) x (9'0)
3195mm x 2529mm (10'5) x (8'3)
2200mm x 2105mm (7'2) x (6'10)



TRAVEL DIRECTIONS

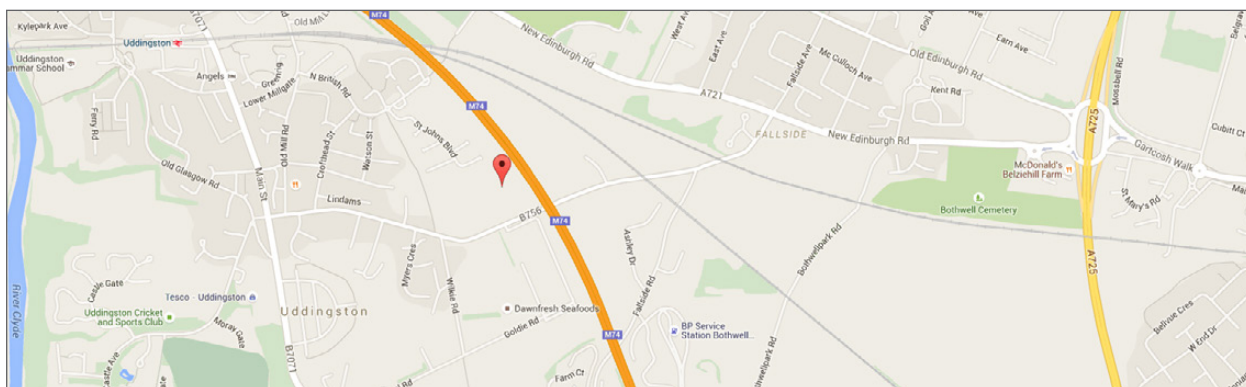
Sat Nav Reference: G71 6NP

TRAVEL DIRECTIONS FROM GLASGOW CITY CENTRE

Follow the M8 (east) until it meets the A8, then take the first exit on the left at the Showcase Cinema (signposted Gartcosh/Uddingston). Take the 1st exit at the first roundabout sign posted Uddingston. Take 3rd exit at the next roundabout and 1st exit at the next roundabout sign posted Uddington, which takes you onto Holmbrae Road. At the traffic lights turn left onto New Edinburgh Road. Go straight through the first set of traffic lights and turn right at the next set onto Bellshill Road. Travel along this road until you reach Sunnymead on your right hand side.

TRAVEL DIRECTIONS FROM EDINBURGH

Follow the M8/A8 (west) and exit at the Showcase Cinema (signposted Gartcosh/Uddingston). At the T junction, turn left, then take the 3rd exit at the first roundabout and 1st exit at the next roundabout sign posted Uddington, which takes you onto Holmbrae Road. At the traffic lights turn left onto New Edinburgh Road. Go straight through the first set of traffic lights and turn right at the next set onto Bellshill Road. Travel along this road until you reach Sunnymead on your right hand side.



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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.

Disclaimer - 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 schedule 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
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Regional Manager



Professional photography
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Photographer



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