



9 BELMONT AVENUE, KYLEPARK, UDDINGSTON G71 7AX

ross
SALES & LETTINGS



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Description:

Ross Sales & Lettings are delighted to offer to the market this superb detached sandstone villa that is located within the much admired and highly sought after location of Kylepark in Uddingston, Glasgow.

The accommodation, starting on the ground floor level, comprises reception hall, bay windowed lounge, dining room, sitting room, modern fitted kitchen open plan to morning room/breakfasting area, utility room and cloakroom wc. The kitchen has granite worktops, top of the range appliances and French doors to the garden. The upper floor contains four good sized bedrooms, modern master en-suite and a luxury family bathroom with standalone modern bath plus feature shower.

The gardens are well maintained and occupy a large corner position. The front gardens are bound by traditional stone walls and hedging with an established lawn, bedding areas and driveway. The side and rear gardens are lawned with bedding plants, shrubs and trees.

Uddingston is highly regarded for its excellent main street where you can find the majority of everyday shopping needs. There is a great choice of restaurants, bistros and pubs, with many more found in nearby Hamilton town centre. The property is located within popular school catchments. For those commuting by public transport there are regular bus and train services from Hamilton and Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.

We recommend early viewing of this property to avoid missing out.

Room Measurements:

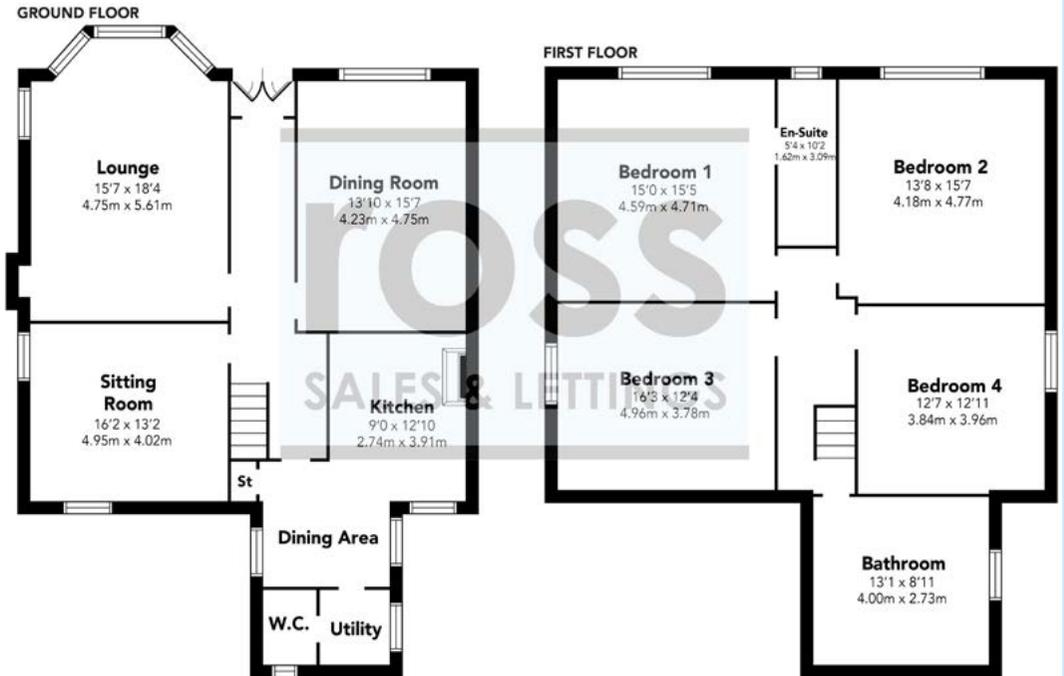
Lounge	5.61m x 4.75m
Sitting Room	4.75m x 4.23m
Dining Room	4.95m x 4.02m
Bathroom	4.02m x 2.73m
Bedroom One	4.71m x 4.59m
Bedroom Two	4.77m x 4.18m
Bedroom Three	4.96m x 3.78m
Bedroom Four	3.96m x 3.84m

Property Ref:

ROS001133

Ross Sales & Lettings do not guarantee the accuracy of the photos, description, floorplan or measurements provided within this schedule. They should not be relied upon to form part of any written contract between seller and buyer and are provided merely for information purposes.





Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

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