



Flat 6, 67 Main Street, Uddingston G71 7EP

Offers Over £87,000

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FRIELS
SOLICITORS & NOTARIES

Flat 6, 67 Main Street, Uddingston G71 7EP

Extensively improved both internally and externally, internal inspection of this FIRST FLOOR APARTMENT will not disappoint. The property has recently been refurbished internally to include renewal of kitchen and bathroom fittings, installation of gas central heating and replacement PVC double glazing.

Security controlled access onto entrance, decorative double glazed and PVC panelled front door onto reception hall with access to main apartments off (the specification also includes replacement solid oak doors), bay window lounge enjoying aspects along Main Street, adjacent to the lounge is a fully fitted breakfasting kitchen comprising floor and wall mounted veneer fronted units with complimentary "marble" veneer work tops, integrated oven, hob (access to utility room/pantry), double bedroom again overlooking Main Street, bathroom comprising three piece suite with independent shower above bath, wet wall panelling around walls and chrome heated towel rail.

The property is within a short walk to a wide and varied range of shopping and social amenities including cafes, bars and restaurants, Uddingston Station. The property is also convenient for access to the retail park and motorway network.

- First Floor Apartment
- Extensively refurbished
- Bay window lounge
- Double bedroom
- Fitted kitchen
- Refitted bathroom
- Gas central heating
- Double glazing

EPC Rating Band C
Entry By arrangement.
EPC Reference E405712

Viewing
By appointment with Friels, Solicitors, 01698 815114

RECEPTION HALL

9'6 (2.89m) x 4'6 (1.37m)

LOUNGE

14'10 (4.54m) x 11'5 (3.49m)

KITCHEN

9'6 (2.89m) x 6'10 (2.07m)

UTILITY/STORE

6'1 (1.86m) x 5'0 (1.54m)

BEDROOM

13'3 (4.03m) x 8'8 (2.64m)

BATHROOM

7'4 (2.25m) x 6'3 (1.90m)

Travel Directions

Travelling north along Main Street from Uddingston Cross (junction with Bellshill Road) number 67 on left and before the junction with Church Street. Access is from the rear of the building where there is excellent off street parking.



We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

Authorised to conduct business under the Financial Services Act 1986 by the Law Society of Scotland.

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