



DETACHED VILLA

**4 BRIGHTSIDE AVENUE
UDDINGSTON
G71 7NF**



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Situated within an exclusive cul-de-sac just off Bellshill Road and near Uddingston Cross, this substantial extended red sandstone DETACHED VILLA built circa 1900 has been imaginatively altered and offers excellent family accommodation. Generously proportioned throughout the accommodation comprises:

Twin outer doors onto entrance vestibule, etched glass and wood panelled door onto broad reception hall, of particular note within the hall is the stained wood panelled doors, impressive 19'6 bay window lounge with focal point fireplace, near 17' living/dining again with bay window to front and inset fireplace (could be additional bedroom), fabulous garden room with three quarter height windows and French doors onto extensive carefully laid rear garden, double bedroom, fully fitted family sized dining kitchen comprising extensive floor and wall mounted mahogany wood veneer fronted units with complimentary work tops, tiled splash back and integrated double oven, five burner gas hob with hood above, access to large utility room with door to garden, modern bathroom comprising four piece suite to include a roll top bath and separate shower cubicle.

Upper level: near 18' main bedroom with bay window to front and four piece en-suite bathroom, additional near 18' double bedroom with bay window to front and en-suite shower room.

The property has gas central heating served by a modern Worcester boiler and there is double glazing.

The property is set amidst extensive private gardens to both front and rear. Driveway to side providing off street parking for several cars and access to larger single garage.

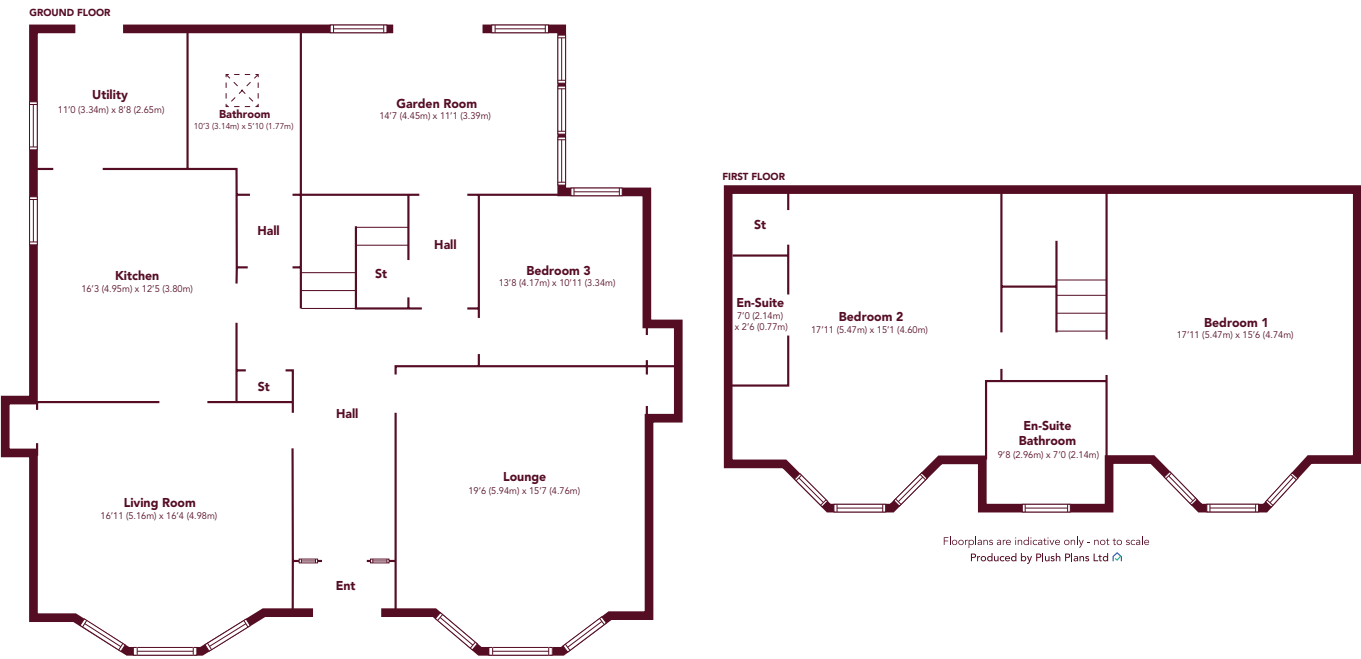
There is a wide and varied range of shopping nearby on Main Street in addition to Uddingston Station and schooling at both primary and secondary levels including Uddingston Grammar a few minutes away. It is also convenient for access to the motorway network.

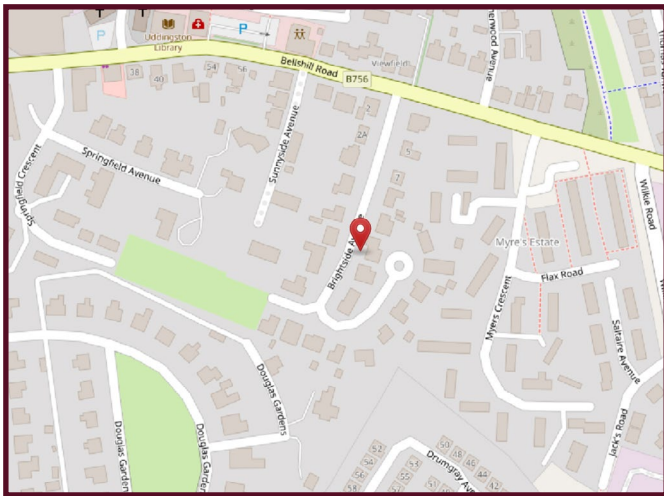
- Individual Detached Villa
- Exclusive cul-de-sac
- Near amenities
- 3 public rooms
- 3 bedrooms
- 4 piece bathroom, 2 en-suite
- Extensive gardens

Measurements

LOUNGE	19'6 (5.94m) x 15'7 (4.76m)
LIVING/DINING	16'11 (5.16m) x 16'4 (4.98m)
GARDEN ROOM	14'7 (4.45m) x 11'1 (3.39m)
BEDROOM THREE	13'8 (4.17m) x 10'11 (3.34m)
KITCHEN	16'3 (4.95m) x 12'5 (3.80m)
UTILITY	11'0 (3.34m) x 8'8 (2.65m)
BATHROOM	10'3 (3.14m) x 5'10 (1.77m)

UPPER LEVEL	
BEDROOM ONE	17'11 (5.47m) x 15'6 (4.74m)
EN-SUITE BATHROOM	9'8 (2.96m) x 7'0 (2.14m)
BEDROOM TWO	17'11 (5.47m) x 15'1 (4.60m)
EN-SUITE SHOWER ROOM	7'0 (2.14m) x 2'6 (0.77m)





Travel Directions

Traveling east along Bellshill Road from Uddington Cross and the junction with Main Street and Bothwell Road, past Crofthead Street on left, second left onto Brightside Avenue and number 4 is on right.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC

D

Council Tax

Band F.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



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