



**14 Mossgiel Gardens, Glasgow, G71 6EP**  
**Offers Over £235,000**



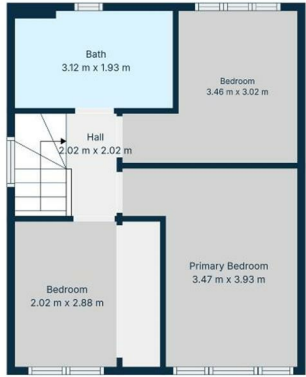
Situated within the highly sought-after Calderbraes area of Uddingston, this impressive three-bedroom semi-detached family home offers spacious and modern accommodation throughout, making it an ideal purchase for growing families and professional couples alike.

The property is presented in walk-in condition and benefits from a generous driveway, detached garage, and well-maintained front and rear gardens, providing excellent outdoor space for relaxation and entertaining.

Internally, the accommodation comprises a bright and welcoming lounge which flows seamlessly through to the dining room, creating a fantastic space for family living and hosting guests. The modern fitted kitchen, downstairs WC.

On the upper level, there are three well-proportioned bedrooms and a stylish family bathroom featuring both a freestanding shower enclosure and a separate bath, offering practicality and luxury in equal measure.

Located within a popular residential development, the property is ideally placed for excellent local amenities, highly regarded schooling, transport links, and motorway networks, making commuting throughout the Central Belt straightforward.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		75	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		76	77
EU Directive 2002/91/EC			

