



**Elm Crescent**

Viewpark, Uddingston, G71 5AD

**move**  **on**

Elm Crescent  
Uddington  
G71 5AD

Mid-Terraced

3 Bedrooms  
1 Reception  
1 Bathroom



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## KEY FEATURES

- **Mid terraced home**
- **Bright, front facing lounge**
- **Brand new kitchen, with modern Sage coloured wall and floor units**
- **Partially tiled bathroom suite**
- **3 double bedrooms, all with storage**
- **Brand new boiler with remaining warranty, new windows and new internal doors. Freshly painted throughout**
- **Front and rear gardens laid to lawn, with an open outlook to the front**
- **Close to local schools and amenities and both Uddingston and Bellshill train stations**
- **Easy access to the M8, M74 and East Kilbride Expressway**
- **COUNCIL TAX BAND: A - EPC RATING: C**



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## Elm Crescent, Uddingston, G71 5AD

Move On are delighted to present to the market this 3 bedroom mid-terraced home in Uddingston- Elm Crescent.

The accommodation features: a good sized, front facing lounge; gorgeous brand new fitted kitchen with modern sage wall and floor units, contrasting worktops and space for dining; large storage/utility cupboard; partially tiled bathroom; and 3 double bedrooms on the first floor, all with fitted storage. There is gas central, with a brand new boiler which has just been fitted and has a 5 year warranty; new double glazing windows; new internal doors; and the property has just been freshly painted throughout.

Externally the front garden is laid to lawn with perimeter hedge and an open outlook. The rear garden is fully laid to lawn.

Elm Crescent is located in the Viewpark area of Uddingston, in a popular and convenient location close to schools and local amenities at Tannochside, Birkenshaw and Uddingston Main Street. There is good public transport links with both Uddingston and Bellshill train station nearby, and with easy access to the M74, M8 and M73 motorways as well as the East Kilbride Expressway. Nearby towns include Bellshill, Hamilton, Bothwell, Uddingston and Coatbridge.



## ROOM MEASUREMENTS

Lounge: 4.60m (15' 1") x 3.70m (12' 2")

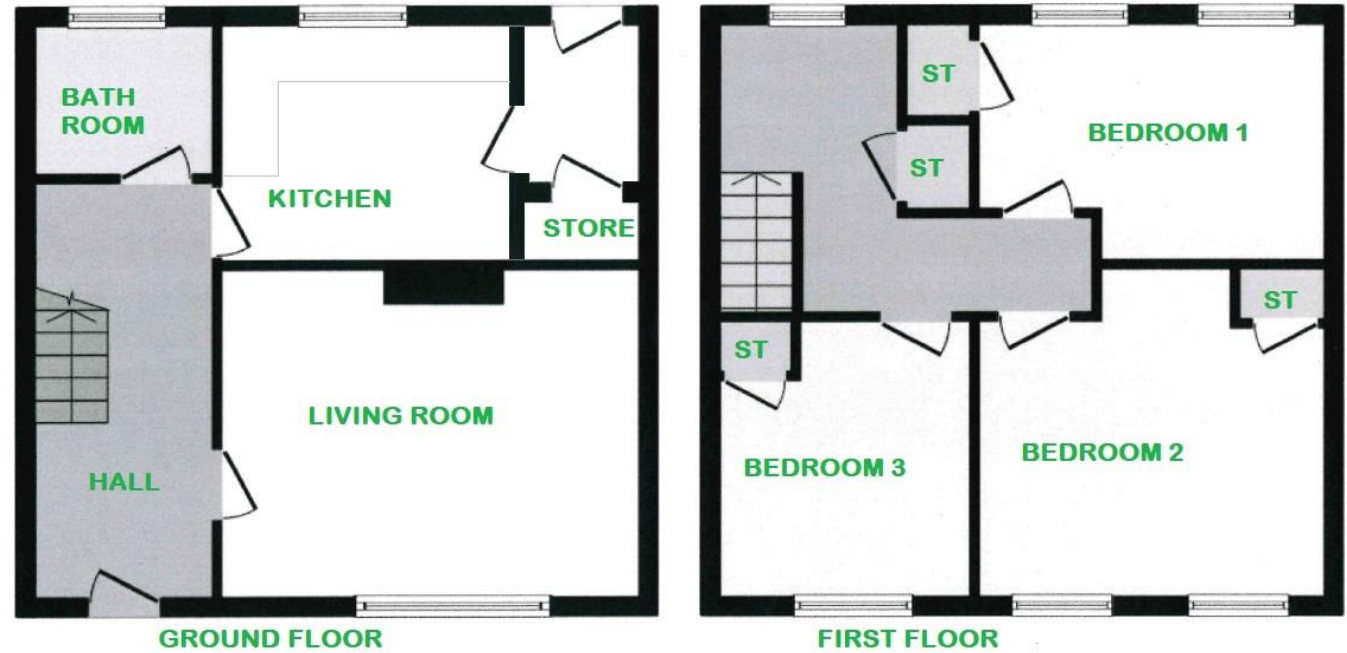
Kitchen: 3.39m (11' 1") x 2.68m (8' 10")

Bathroom: 2.00m (6' 7") x 1.95m (6' 5")

Bedroom 1: 4.73m (15' 6") x 2.71m (8' 11")

Bedroom 2: 4.10m (13' 5") x 3.77m (12' 4")

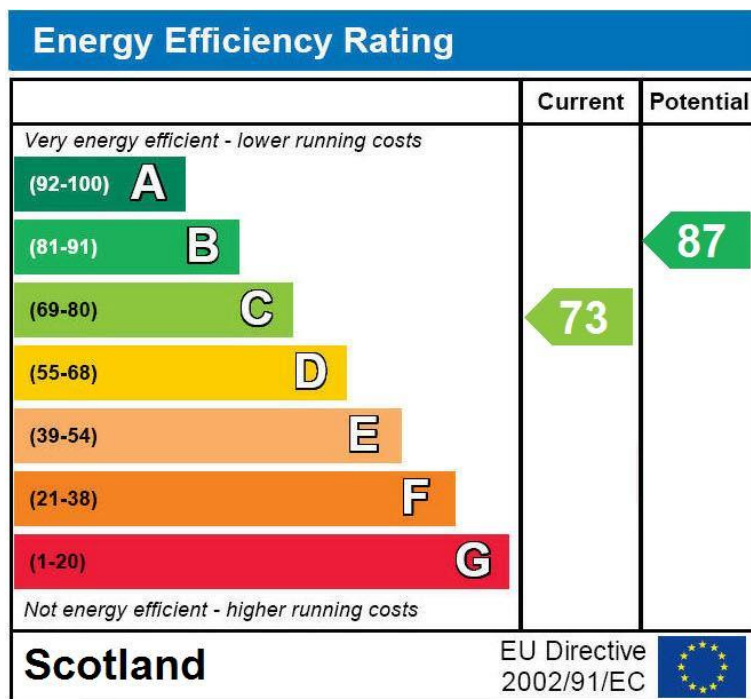
Bedroom 3: 3.50m (11' 6") x 3.20m (10' 6")



Floorplans are indicative only - NOT TO SCALE

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.



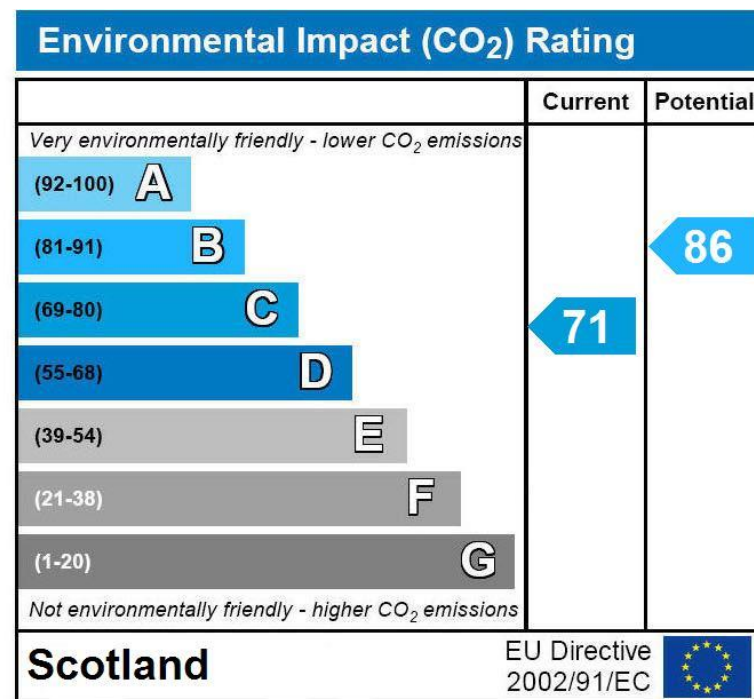


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (73)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (71)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



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