



Roman Way

Fallside, Uddingston, G71 6JG

move  **n**

Roman Way
Uddingston
G71 6JG

**Semi-detached
bungalow**

**2 Bedrooms
1 Reception
1 Bathroom**



move on
www.moveonhomes.co.uk

01698 757 125

KEY FEATURES

- Seldom available semi-detached bungalow
- Rear facing lounge with laminate flooring and feature wall decor
- Galley style kitchen with oak-coloured wall and floor units and grey worktops
- 2 double bedrooms with fitted storage
- Modern shower room with partial tiling and wet-wall panelling
- Mature gardens to front and rear. Driveway to the side leads to a detached garage
- Perfectly suited for those requiring living accommodation all on the ground level
- Sought after & quiet cul-de-sac location
- Close to local amenities, Uddingston train station and Main Street. Easy access to M74, M8 and M73 motorways
- COUNCIL TAX BAND: C EPC RATING: C

move  on

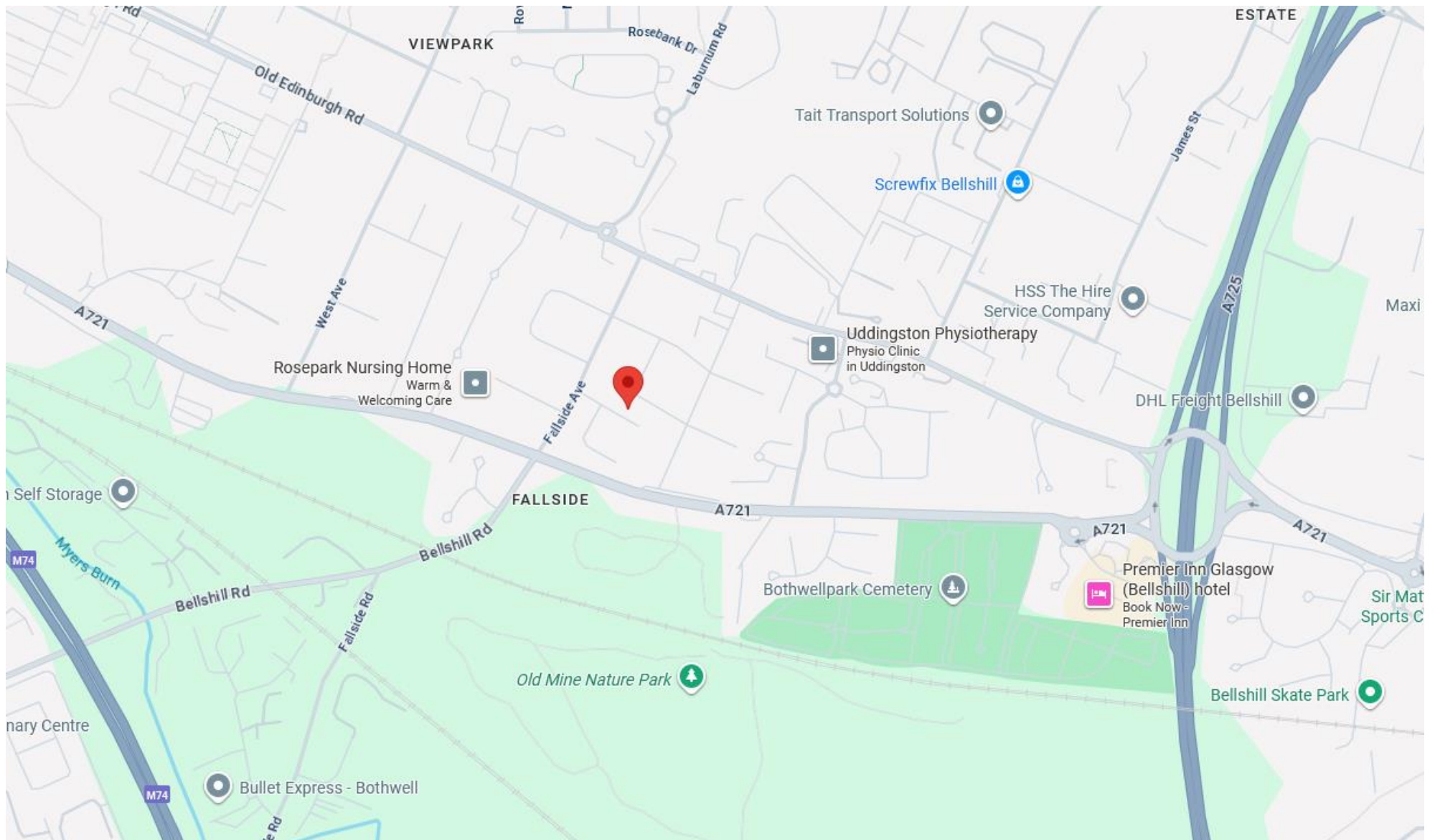
www.moveonhomes.co.uk











Roman Way, Uddingston, G71 6JG

Move On are delighted to present to the market this seldom available, 2 bedroom semi-detached bungalow in Uddingston - Roman Way.

This lovely home has living accommodation all on the ground level, which includes: A rear facing lounge with laminate flooring, feature wall decor and dual aspect windows; galley style kitchen with light-oak coloured wall and floor units and contrasting grey worktops; 2 double bedrooms with fitted storage; and a modern shower room finished with partial tiling and wet-wall panelling. There is gas central heating and double glazing.

Externally, there are mature gardens to the front and rear with a mix of lawn, shrubs and trees; and a long driveway to the side leads to the detached garage which has lighting and power.

Roman Way is a quiet and desirable cul-de-sac located in the Fallside area of Uddingston. Nearby local amenities include the Tannochside Retail Park and Uddingston Main Street which has a good selection of shops, cafes, restaurants, takeaways, restaurants and bars, as well as a train station which connects Glasgow and Edinburgh. Uddingston also has excellent golf, bowling and tennis clubs. Nearby towns include Hamilton, Bothwell, Bellshill, Baillieston and Cambuslang which provide additional leisure, recreation and retail facilities. For those commuting by car, the M74 is just a few moments drive which further connects to the M8 and M73.



ROOM MEASUREMENTS

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

Kitchen: 2.85m (9' 4") x 2.72m (8' 11")

Bedroom 1: 3.74m (12' 3") x 2.70m (8' 10")

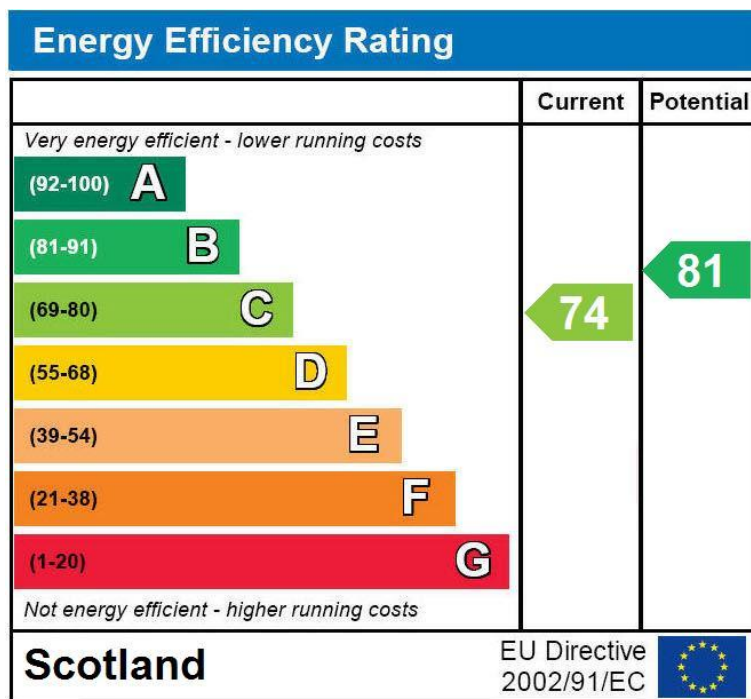
Bedroom 2: 3.18m (10' 5") x 2.74m (9' 0")

Shower Room: 2.00m (6' 7") x 1.80m (5' 11")



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.

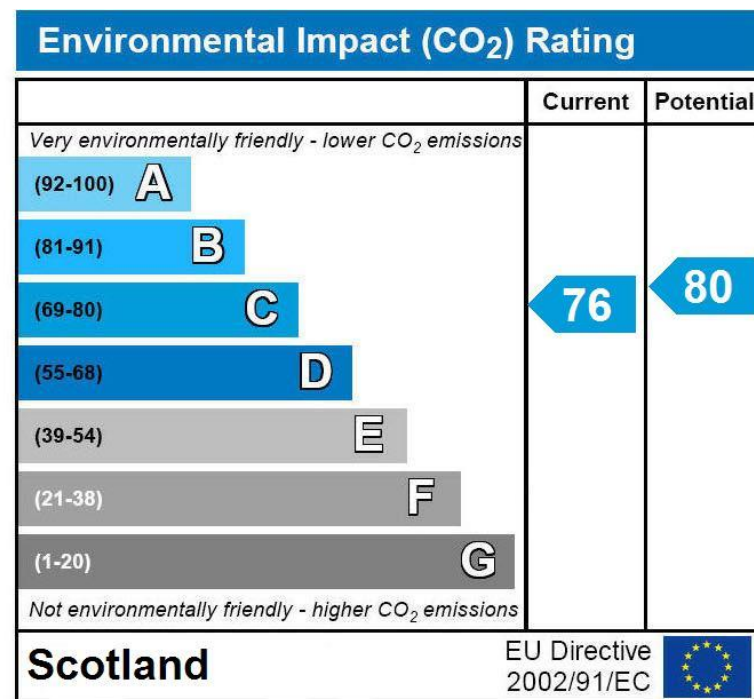


Energy Efficiency Rating

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 (74)**. 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 (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (76)**. 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.



166 Merry Street, Motherwell, ML1 1NA

EMAIL : info@moveonhomes.co.uk

WEB : www.moveonhomes.co.uk

01698 757 125

 **facebook.com/moveonhomes**