



**West Avenue**  
Uddingston, G71 6HB

**move**  **on**



West Avenue  
Uddington  
G71 6HB

**Semi-detached**

**2 Bedrooms  
1 Reception  
1 Bathroom**



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**01698 757 125**

## KEY FEATURES

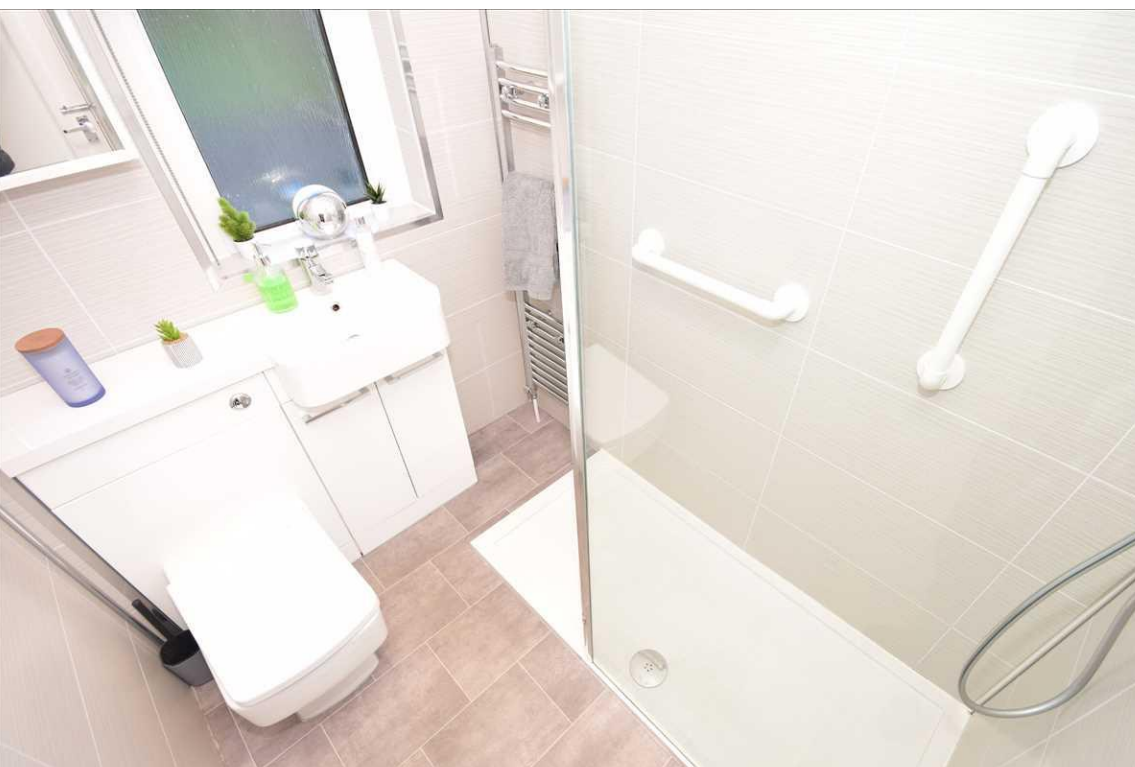
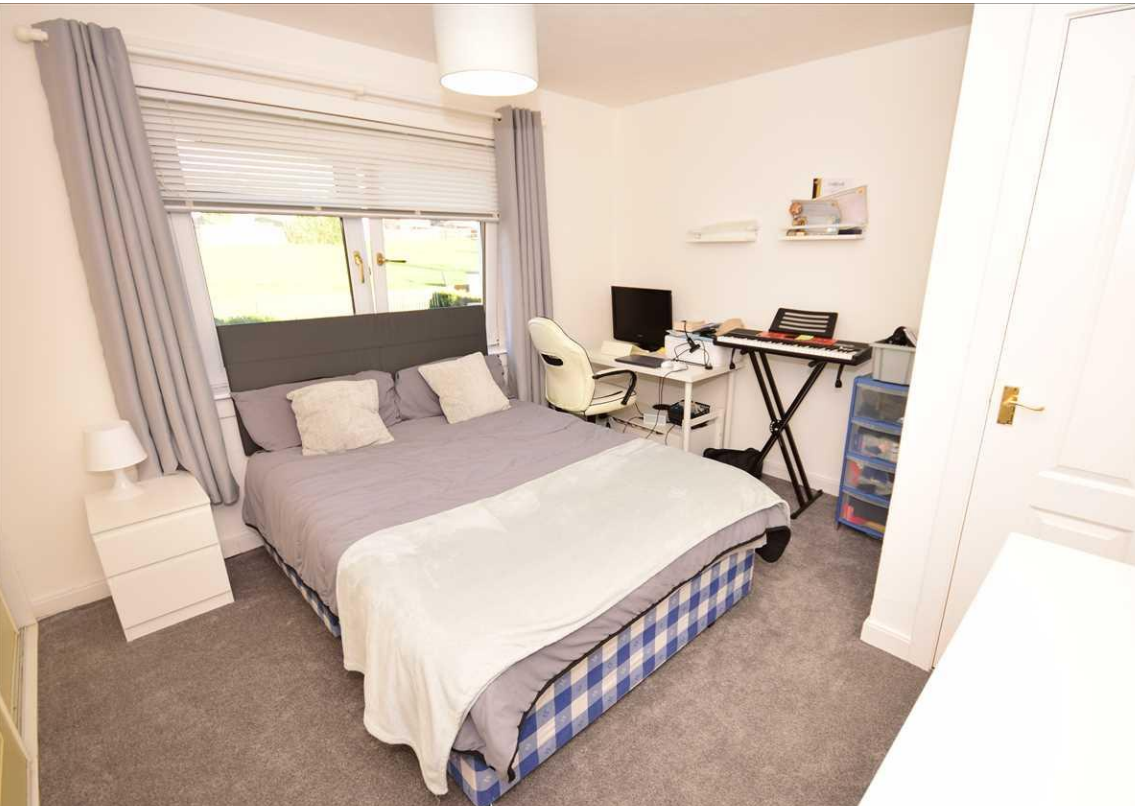
- Beautifully presented semi-detached home in desirable area
- Tastefully decorated lounge with dual aspect windows, carpeted flooring and feature fireplace
- Stunning, recently refitted kitchen
- Recently refitted shower room
- 2 double bedrooms with lots of storage
- Driveway and garden to front. Large rear garden with paved patio and lawn
- Located in a quiet cul-de-sac
- Close to local amenities, schools and Uddingston train station, connecting Glasgow and Edinburgh
- Easy access to the M8 and M74 motorways
- COUNCIL TAX BAND: A - EPC RATING: C



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## West Avenue, Uddingston, G71 6HB

We are delighted to present to the market this lovely 2 bedroom semi-detached villa in Uddingston - West Avenue.

This beautifully presented home has been recently refurbished throughout and comes to the market in walk-in condition, just ready to put your furniture down. On arrival at the property, there is a welcoming entrance hallway which leads to a tastefully decorated lounge with plush carpeted flooring, feature fireplace and dual aspect windows; a stunning recently refitted kitchen; recently installed shower room; and on the first floor there are 2 generous double bedrooms, both with fitted wardrobes. There is gas central heating, with a new boiler fitted in the last year; and double glazing.

Externally there is a large garden to the rear which is mostly laid to lawn and has a paved patio; and to the front is a 2 car driveway and further lawn area with perimeter fencing.

West Avenue is a sought after and quiet cul-de-sac located in the Fallside/Viewpark area of Uddingston. Local amenities include the Tannochside Retail Park and Uddingston Main Street, which has a good selection of shops, cafes, 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.

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## ROOM MEASUREMENTS

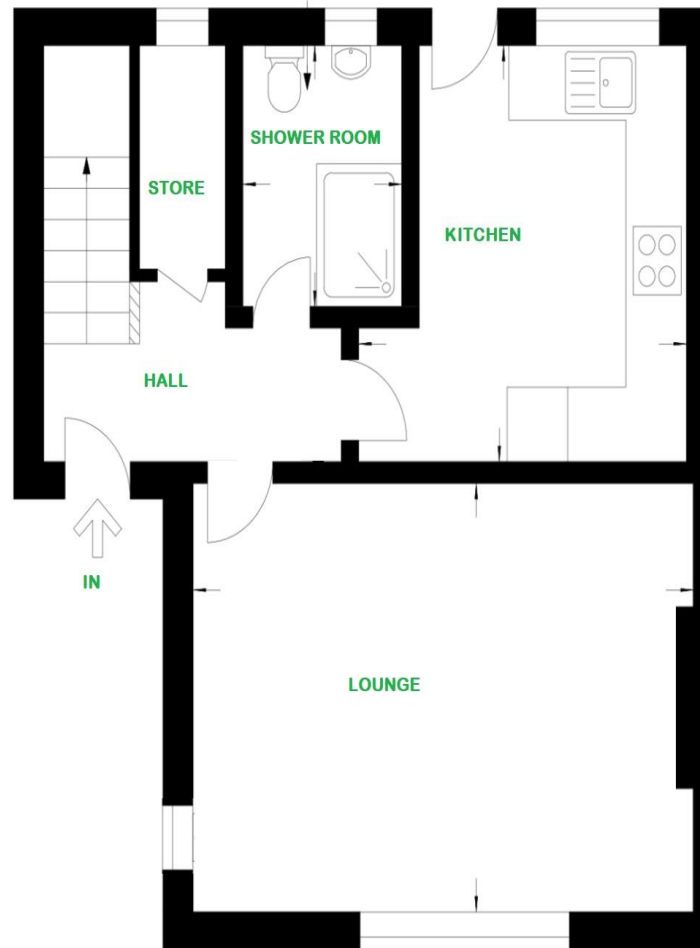
Lounge: 4.80m (15' 9") x 3.47m (11' 5")

Kitchen: 3.40m (11' 2") x 3.30m (10' 10")

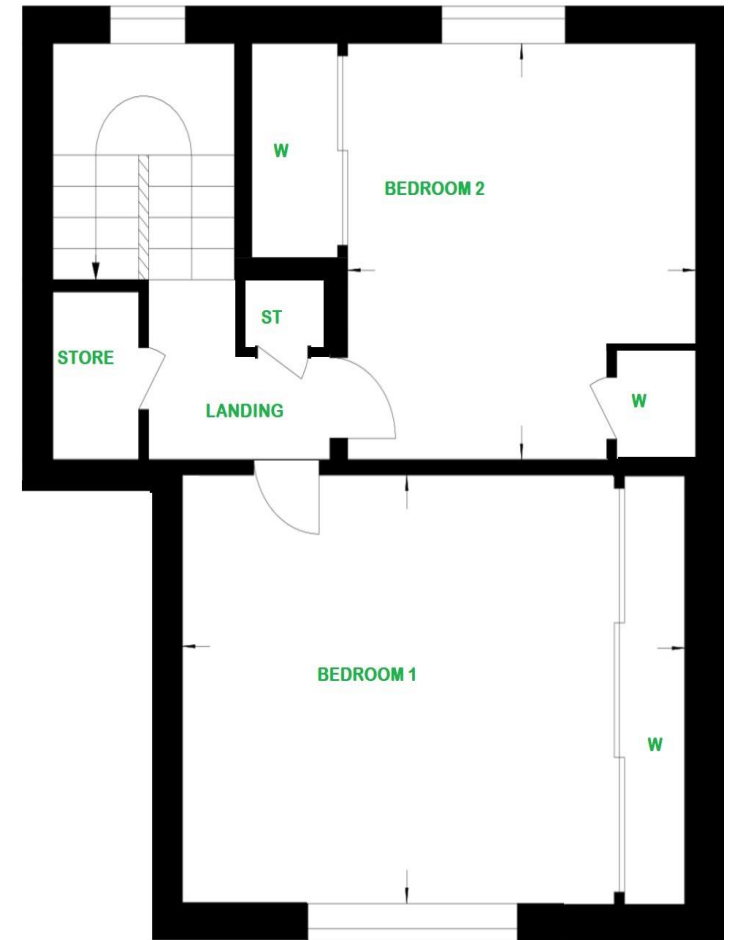
Bedroom 1: 3.80m (12' 6") x 3.50m (11' 6")

Bedroom 2: 3.50m (11' 6") x 3.30m (10' 10")

Shower Room: 2.20m (7' 3") x 1.50m (4' 11")



GROUND FLOOR

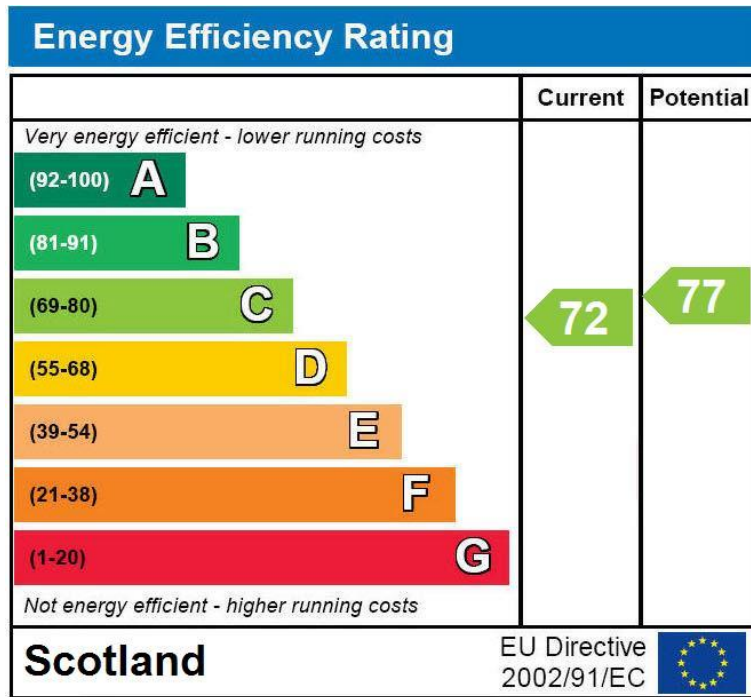


FIRST FLOOR

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.



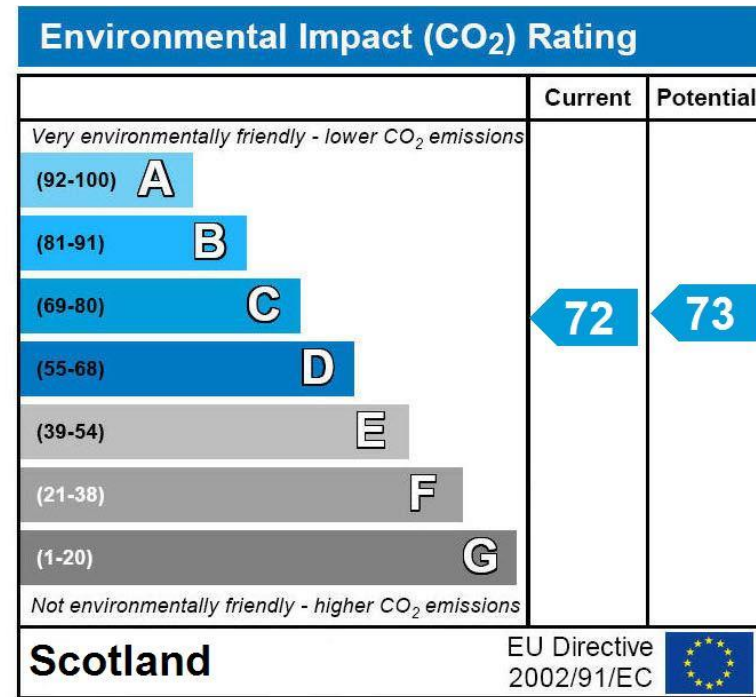


### Energy Efficiency Rating

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 (72)**. 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 (72)**. 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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