

**43 TRACK DRIVE, G71 6TQ**  
**OFFER OVER £349,995**







## PROPERTY DETAILS

Nicola Kennedy Residential are delighted to offer to the marketplace this stunning four/five-bedroom detached family home in the style of 'The Geddes' boasting an impressive layout with unexpected levels of spacious accommodation.

Situated in the hugely popular Tannochside Gardens development built by Taylor Wimpey Homes circa 2018 and has the added benefit of garage conversion which could be utilised as a fifth bedroom or an additional family room.

The spacious accommodation in brief extends on the ground floor to reception hallway, spacious lounge, family room/bedroom five, cloakroom WC, dining room and fitted dining kitchen with a range of floor and wall-mounted storage units and patio doors which provide access to the rear garden. On the upper floor there are four double bedrooms with the master having an en-suite shower room, bedrooms two and three sharing a Jack & Jill en-suite and a beautiful family bathroom completes the accommodation. Externally the rear gardens are private and landscaped with ease of maintenance in mind offering a level lawn and covered patio area with pergola providing an ideal space for outside enjoyment for families or entertaining all year around.

Features include gas central heating, double glazing, modern décor, a mixture of quality carpeting and floor coverings, a private rear garden and ample 3 car monoblock driveway space to the front.

The floorplan shall provide you with a detailed layout of this fantastic home, however, we recommend viewing



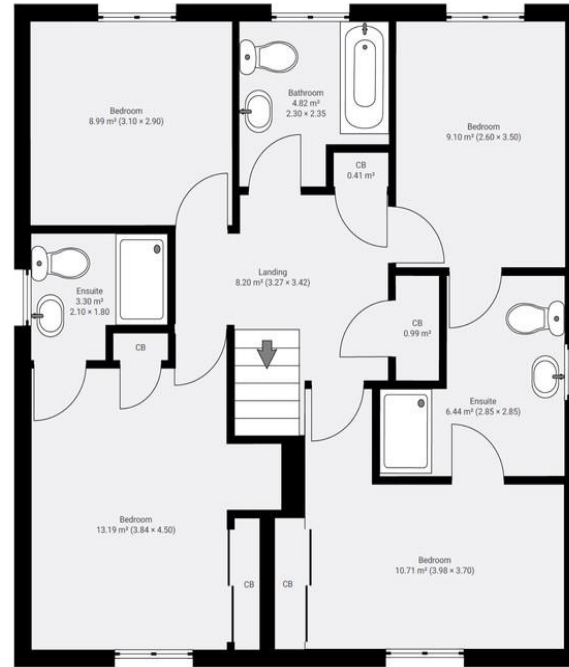
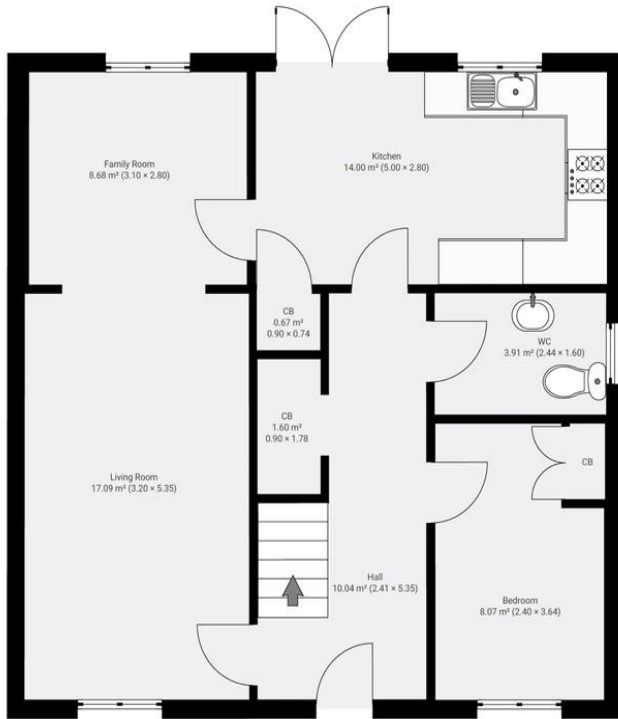
to appreciate the condition, versatility and convenient Uddingston location on offer.

The village of Uddingston is highly regarded for its excellent main street with a great choice of restaurants, bistros, pubs, shops, and supermarkets including Tesco and Marks & Spencer. Sports and recreational facilities are in abundance and include golf courses, gyms, cricket, tennis, and rugby clubs. The village of Bothwell is also very near which also offers amenities and attractions including Bothwell golf course, several children's play areas, Bothwell Castle, and picturesque nature walks. The property is also located within popular school catchments.

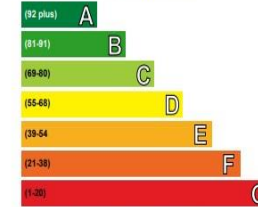
For those commuting by public transport, there are regular bus and train services from Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities.







Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
79	90

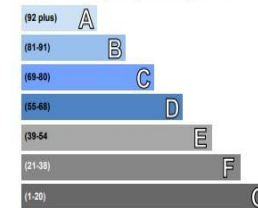
### Energy Efficiency Rating

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

Your current rating is **band C (79)**. 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 your recommendations report.

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
79	89

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

This graph shows the effect of your 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.

Your current rating is **band C (79)**. 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 your recommendations report.