

**34 SHEEPBURN ROAD, G71 7DY**  
**OFFERS OVER £475,000**





Nicola Kennedy Residential are delighted to present a fantastic opportunity to acquire a rarely available sizeable plot comprising a three bedroom traditional semi-detached villa and a two bedroom bungalow style annex offering multi-generational living or guest accommodation.

Retaining traditional features whilst being modernised, upgraded and extended by the current owners, this unique property offers versatile and traditional proportioned living space within large, private, landscaped and established gated gardens.

The main property boasts an impressive and entertaining living-dining area with a balcony offering peaceful views, as well as a spacious conservatory with patio doors leading to the rear garden. The quiet and relaxing sitting room features a bay window and a wood-burning stove, perfect for cozy evenings. The stylish and spacious breakfasting kitchen is ideal for preparing meals, while the utility room provides ample storage space, a cloakroom WC and access to the garden area.



Upstairs, you will find three well-proportioned bedrooms with plenty of wardrobe space and a luxurious four-piece suite family bathroom. The highly engineered bungalow style annex offers two double bedrooms with fitted mirrored wardrobes, a stunning fitted kitchen with all integrated appliances including dishwasher, wine fridge and a warming drawer, a modern family bathroom with electric thermostatic shower and vanity units completes this impressive accommodation.

Additional features of this property include double

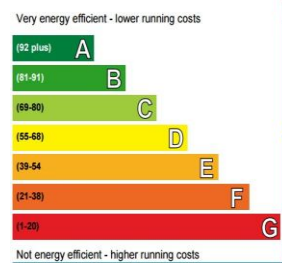
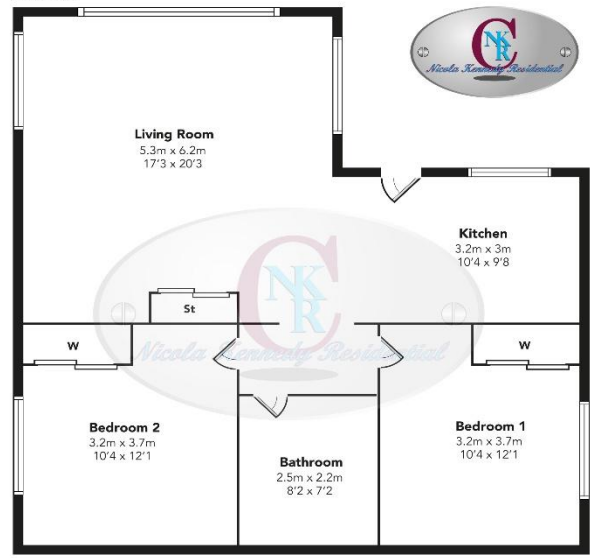
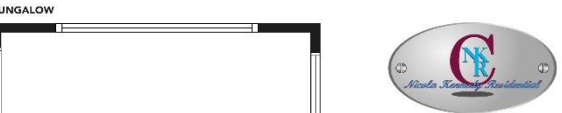
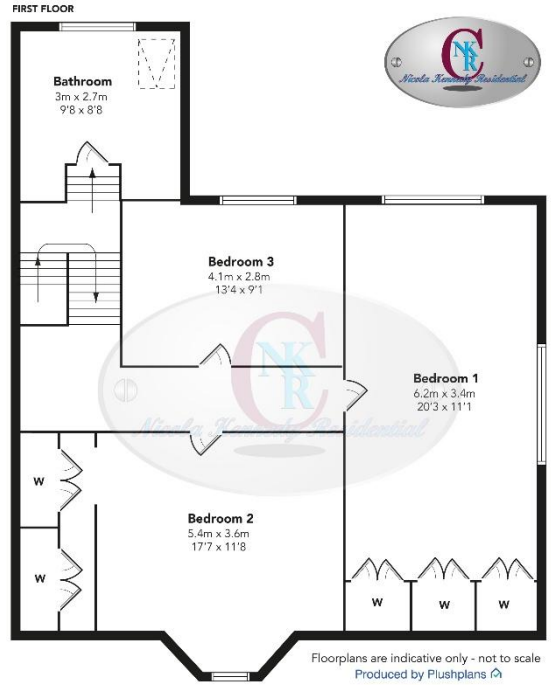
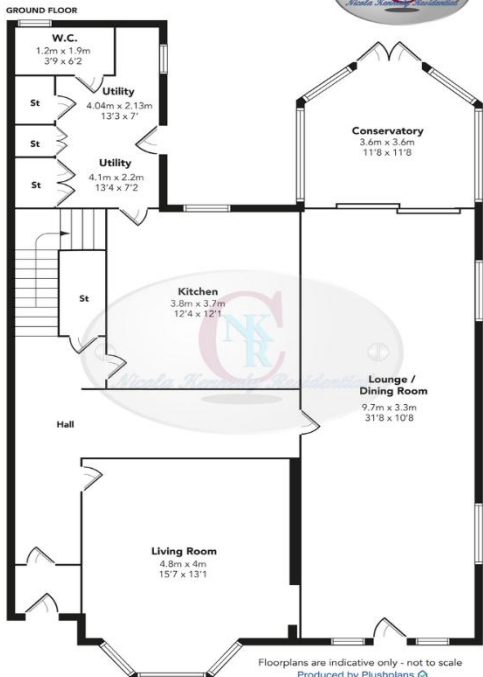
glazing, gas central heating with a wireless thermostat, front balcony and two wood-burning stoves. Outside, the private landscaped garden boasts a patio area, infrared patio heater and perimeter mood lighting. There is also a large monobloc driveway, electric gates and a spacious workshop.

34 Sheepburn Road is tucked away within the prestigious Kylepark area of the charming village of Uddingston which 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, a number of children's play areas, Bothwell Castle and picturesque nature walks.

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.

Don't miss out on the opportunity to view this fantastic property on Sheepburn Road, Uddingston. Contact us today to arrange a viewing and make this your new home!





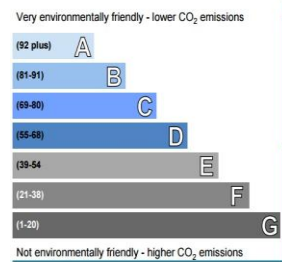
Current	Potential
65	85

### 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 D (65)**. 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.



Current	Potential
56	81

### 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 D (56)**. 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.

34 Bellshill Road, Uddingston  
 South Lanarkshire, G71 7LZ

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.