

**83 BELLSHILL ROAD, G71 7NU**  
**OFFERS OVER £449,995**







Nicola Kennedy Residential are delighted to present this rarely available and unique 4 bed traditional detached villa, situated on an enviable ground plot on Bellshill Road in the charming town of Uddingston.

Upon entering, you are greeted by an impressive welcoming hallway with hardwood flooring, a spacious understairs cupboard and a convenient downstairs shower room. The bright and airy formal lounge boasts a focal point fireplace and a bay window, perfect for relaxing or entertaining guests. Additionally, there is a quiet and relaxing second front sitting room/tv room/bedroom 4 with a fireplace and hardwood window shutters.

The heart of the home is the breath-taking kitchen open plan to the dining area, complete with patio doors leading to the private rear garden. The kitchen boasts an extra wide middle island, white quartz worktops, twin Belfast sinks, dual fuel range cooker, two full sized integrated fridge/freezers, integrated washing machine and tumble dryer. The magnificent family bathroom features a traditional roll top bath, adding a touch of luxury to everyday living.



This property also offers two spacious and comfortable bedrooms, along with a generous downstairs third bedroom/home office. With double glazing, gas central heating, three fireplaces and a burglar alarm, comfort and security are guaranteed.

Outside, the private rear garden boasts a patio area and a peaceful garden room to the side. The front gated entrance leads to a sizeable stone block paving driveway, providing ample parking space and access to the detached garage with an electric door and rear



storage.

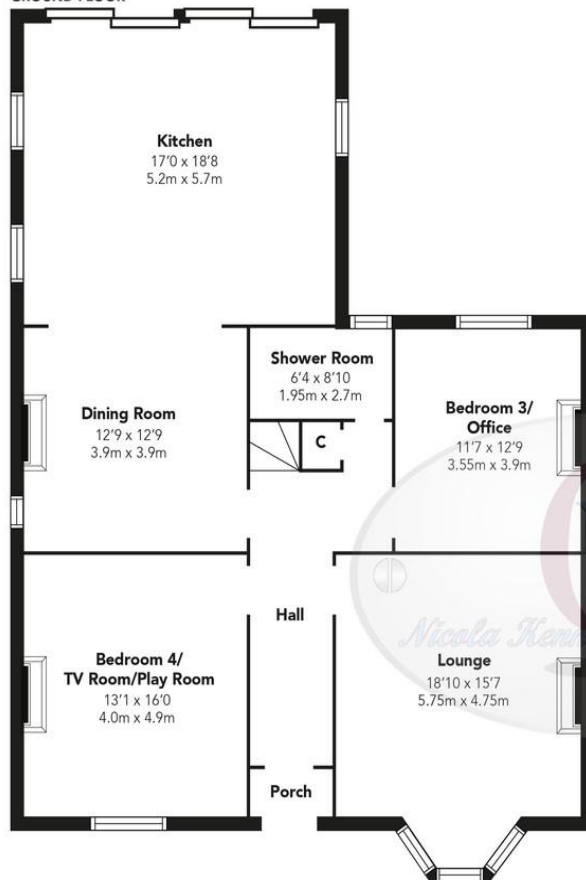
Don't miss out on the opportunity to view this fantastic property. Contact us today to arrange a viewing and see for yourself the potential this home has to offer. Why wait? Your new dream home is waiting for you on 83 Bellshill Road in Uddingston."

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, a number of children's play areas, Bothwell Castle and picturesque nature walks.

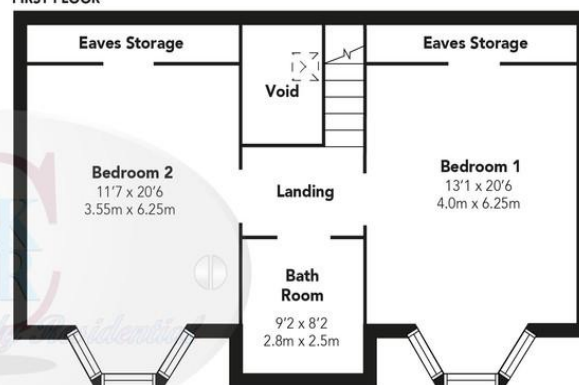
For those commuting by public transport there are regular bus and train services from Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities.



# GROUND FLOOR



# FIRST FLOOR



Floorplans are indicative only - not to scale  
Produced by Plushplans



Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
66	82

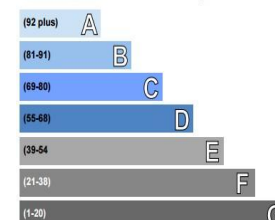
## Energy Efficiency Rating

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 (66)**. 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
57	78

## 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 (57)**. 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.