

**25 GREENOAKHILL COURT, G71 7PQ**  
**OFFERS OVER £349,995**





Nicola Kennedy Residential are delighted to introduce this impeccably well-presented four bedroom detached villa set within this highly sought after development by Messrs Bellway Home in Uddingston offering comfortable and spacious family living.

Upon entering, you are greeted by a welcoming entrance hallway with understairs cupboard leading to a spacious living room with a large bay window, open plan to the dining area, perfect for entertaining guests. The impressive dining kitchen boasts integrated appliances, a utility room and patio doors leading to the rear landscaped gardens. Additionally, there is a further sitting room with the addition of a garage conversion, providing extra living space.

The property features two generous sized bedrooms with built-in wardrobes and ensuite shower rooms with mains thermostatic showers, as well as two further well-proportioned bedrooms. The well-presented family bathroom and downstairs cloakroom WC offer convenience for busy households.

For added comfort, the villa benefits from gas central heating with HIVE and double glazing throughout. Outside, the large landscaped south-facing rear garden features a decking area, perfect for enjoying the sunshine, while the easy-maintained front garden and sizeable monobloc driveway provide ample parking space.

25 Greenoakhill Court is located within the modern "Avenues" development built on the outskirts of Uddingston by Bellway Homes; residents can enjoy the peaceful surroundings while still being within easy reach of local amenities and transport links. The village

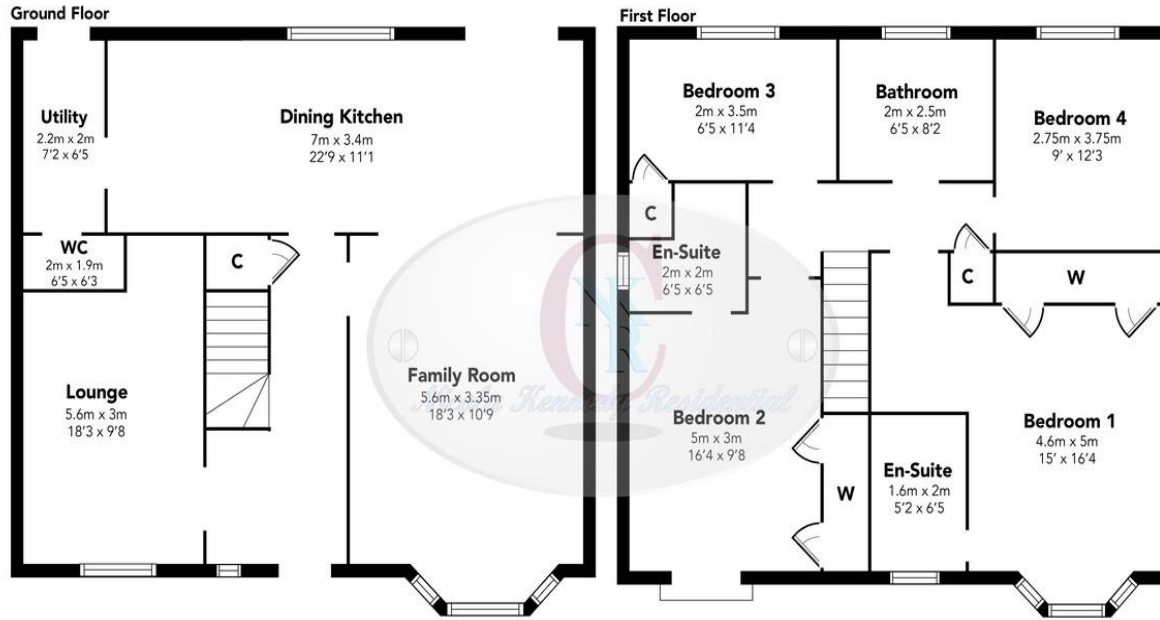


of Uddingston is highly regarded for its excellent main street with a great choice of restaurants, bistros, pubs, shops and supermarkets including Tesco and Marks & Spencer. Sports and recreational facilities are in abundance and include golf courses, gyms, cricket, tennis and rugby clubs. The village 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.

Don't miss the opportunity to view this stunning property on Greenoakhill Court. Contact us today to arrange a viewing and make this your new dream home.

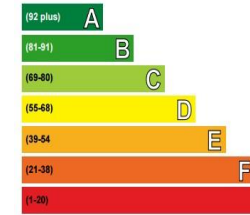




Floorplans are indicative only - not to scale  
Produced by Plushplans



Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
81	89

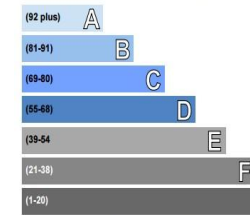
### Energy Efficiency Rating

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 B (81)**. 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
80	88

### 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 (80)**. 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.