

176 KYLEPARK DRIVE, G71 7EA
OFFER OVER £319,995





Nicola Kennedy Residential are delighted to introduce this rarely available detached four bedroom family home nestled within the prestigious Kylepark area of Uddingston.

As you step into the welcoming entrance hallway, you are greeted with ample storage space and a recently fitted shower room, perfect for growing family living. The comfortably proportioned lounge boasts a bright and airy atmosphere, complete with a focal point fireplace for cosy evenings in.

The fitted kitchen leads to an extensive conservatory, offering a tranquil space to relax and unwind. The downstairs master bedroom features built-in wardrobes, while two upstairs generous double bedrooms with fitted wardrobes and a large landing cupboard provide plenty of storage options.

An additional ground floor bedroom, currently utilized as a dining room, offers flexibility for various living arrangements. A cosy and homely room downstairs is ideal for use as an office space, snug or playroom.

This property benefits from double glazing and gas central heating for added comfort. Outside, a private generous garden to the rear, extensive horseshoe driveway and sizeable garage provide ample outdoor space and parking options.

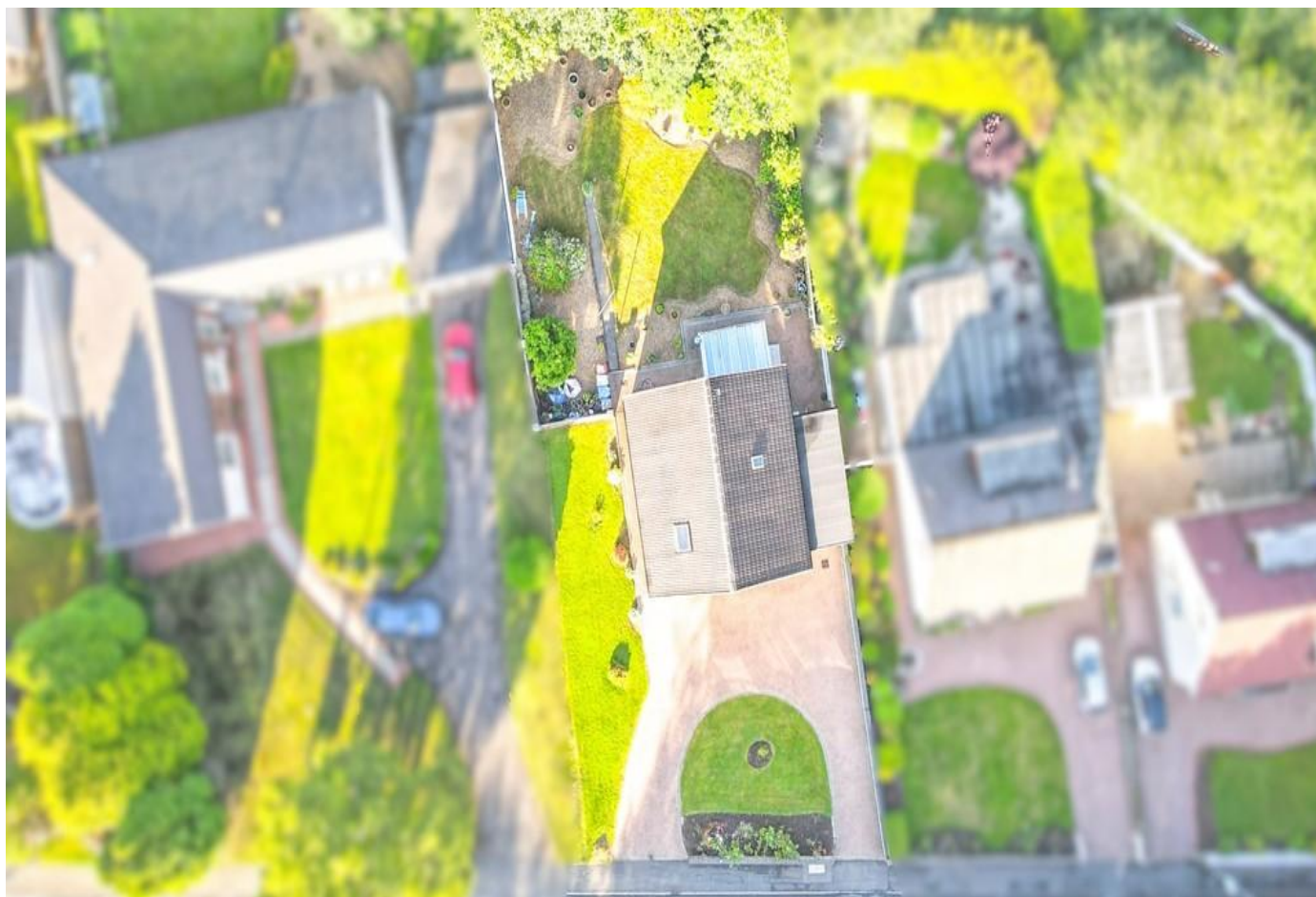
176 Kylepark Drive is positioned in a prime and convenient location within the village of Uddingston, ideally located to take advantage of all the facilities and amenities on offer. It is within walking distance of Uddingston train station and excellent access to schooling.

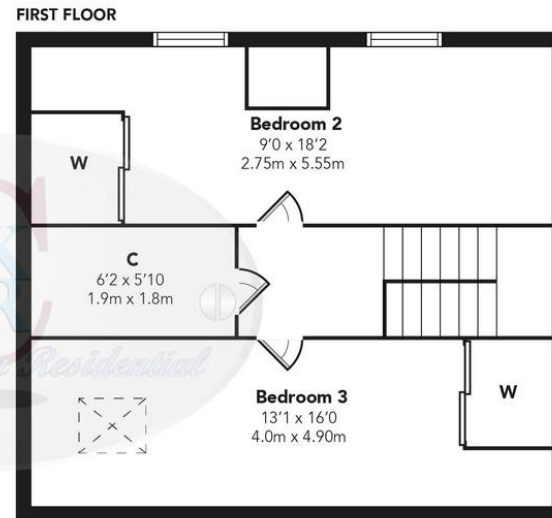
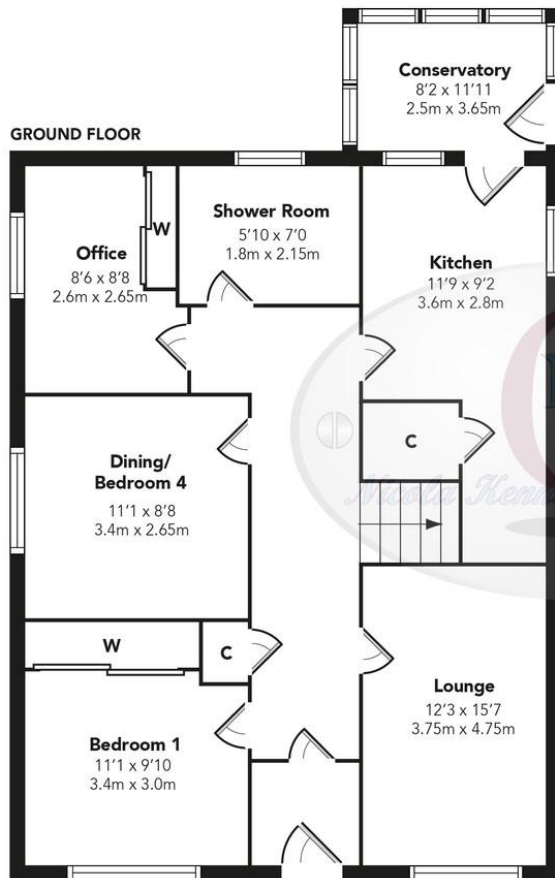


The village of Uddingston is highly regarded for its excellent main street with a great choice of restaurants, bistros, pubs, shops and supermarkets including Tesco and Marks & Spencer. Sports and recreational facilities are in abundance and include golf courses, gyms, cricket, tennis and rugby clubs. 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 fantastic family home in a sought-after location. Contact us today to arrange a viewing and discover the potential of this wonderful home.

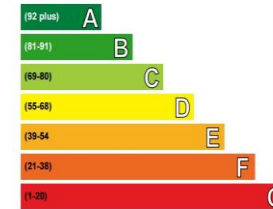




Floorplans are indicative only - not to scale
Produced by Plushplans



Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	80

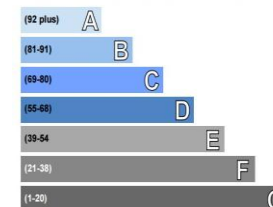
Energy Efficiency Rating

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 (70)**. 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 CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
67	77

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (67)**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.