

3 THOMAS TUNNOCK GROVE, , G71 7NZ

£2,250 PCM





Nicola Kennedy Residential are delighted to introduce this rarely available and modern 5 bedroom detached villa, tucked privately in the sought-after Sunnymead development of Uddingston.

3 Thomas Tunnock Grove offers excellent versatile living accommodation benefiting from its peaceful setting within this desirable location of Uddingston in delightful, family friendly surroundings.

Upon entering, you are greeted by an impressive reception hallway with hardwood flooring leading to a spacious formal lounge with a large glass panels patio doors, perfect for relaxing or entertaining guests. The stunning modern dining/entertaining kitchen boasts a sets of patio doors leading to the rear large garden ground, ideal for al fresco sitting on warm summer evenings.

With five bedrooms, two of which come with fitted wardrobes and ensuite shower rooms, this property offers plenty of space for a growing family. The stylish four-piece family bathroom is equipped with a mains thermostatic shower and vanity mirrored units. The cloakroom WC and utility room with a side door to the garden area add convenience to daily living.

Outside, the rear garden features a patio and real grass area, while the front of the property benefits from an extensive monobloc driveway and a double detached garage with electric door, providing ample parking space.

Additional features include gas central heating, double glazing, soffits lighting for added security and comfort. The council tax band is G. Scottish Letting Agent



Register LARN1811029.

3 Thomas Tunnock Grove is positioned in a prime and convenient location within the heart of 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, making this an ideal location for families.

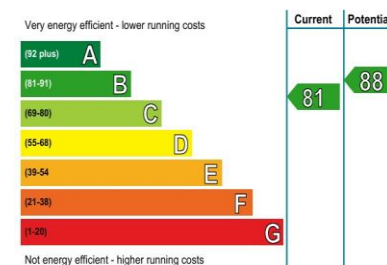
The village of Uddingston is highly regarded for its excellent main street with a great choice of restaurants, bistros, pubs, shops and supermarkets including Tesco and Marks & Spencer. Sports and recreational facilities are in abundance and include golf courses, gyms, cricket, tennis and rugby clubs. 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 property on Thomas Tunnock Grove. Contact us now to arrange a viewing.

Landlord Registration Number: 853428/380/25051



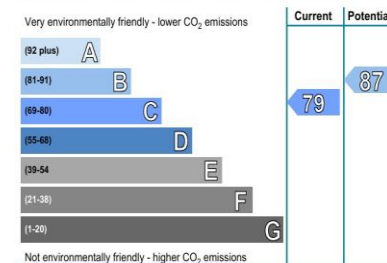


Energy Efficiency Rating

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.



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 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.