

**2 SUNNYSIDE AVENUE G71 7NB**  
**OFFERS OVER £399,995**





Nestled in the heart of a peaceful and private residential area, this impressive and spacious traditional red sandstone semi-detached villa on Sunnyside Avenue, Uddingston is a rare opportunity for discerning buyers seeking a perfect blend of period charm and contemporary style.

Spread across two generous floors and offering approximately 1,614sqft of flexible living accommodation, this much-admired home welcomes you through an elegant entrance into a bright and airy formal lounge. Large bay windows flood the space with natural light, and a stunning focal fireplace provides warmth and character - perfect for cosy family evenings and entertaining guests.

The heart of the home is undoubtedly the stunning modern breakfasting kitchen, featuring premium solid stone worktops and a striking American style fridge freezer. This space is both functional and elegant, ideal for everyday family meals or more lavish gatherings. Step through to the quiet and relaxing rear sitting room, which can also serve as a formal dining room or even a fifth bedroom, offering versatility to suit your needs.



Upstairs, four well-proportioned bedrooms provide plenty of space for the whole family, while the beautifully presented four-piece family bathroom ensures comfort and practicality. The home boasts double glazing and gas central heating throughout, offering energy efficiency and year-round comfort.

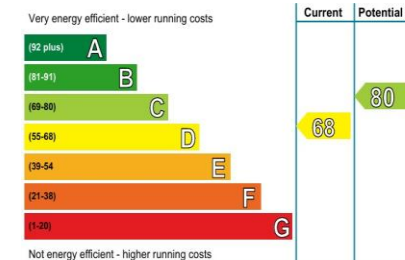
The outside space continues to impress, with an enclosed south-facing rear garden - the perfect spot for children to play safely or for relaxing in the sunshine. Storage units provide a practical solution for garden

tools and bikes. To the front of the property, a monobloc double driveway ensures convenient off-road parking for multiple vehicles.

Situated within a sought-after part of Uddingston, the property enjoys a tranquil residential setting, yet remains just a short stroll from the village's bustling Main Street. Here you'll find a fantastic selection of independent shops, inviting cafes and popular restaurants. Excellent local schooling options and recreational facilities are close at hand, while Uddingston railway station offers fast and frequent services to Glasgow and beyond - making this an ideal base for commuters. Nearby Strathclyde Country Park and the Clyde Walkway provide wonderful opportunities for walking, cycling and enjoying the outdoors.

This beautifully presented, freehold family home truly must be seen to be fully appreciated. An early viewing is highly recommended to experience all that this exceptional property has to offer. Book your visit today.



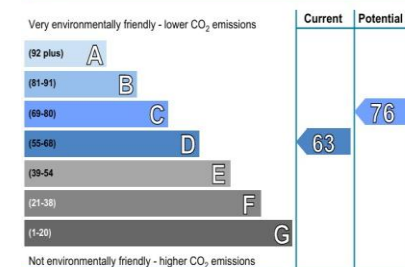


### Energy Efficiency Rating

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 (68)**. 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 (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 (63)**.

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