

**2 MAIN STREET G71 7HD**  
**OFFERS OVER £149,995**





Nicola Kennedy Residential are delighted to present this impressive spacious top floor two bedroom apartment located in the much sought after development of Springfield Gardens, Uddingston.

2 Main Street Flat 20 offers spacious modern living accommodation finished with neutral stylish decor throughout. The property comprises welcoming entrance hallway with excellent storage, bright and airy lounge with dining area and Parisian style balcony, fitted kitchen with all appliances, two double bedrooms with built in mirrored wardrobes and family bathroom with electric thermostatic shower.

Further features include energy saving electric heating, double glazing, security entry system and private residential parking. Council Tax Band D.

This stunning flat 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.

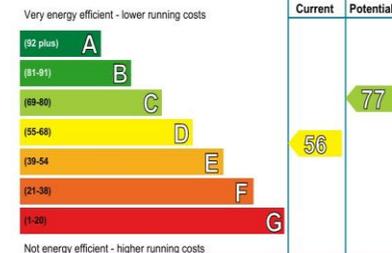
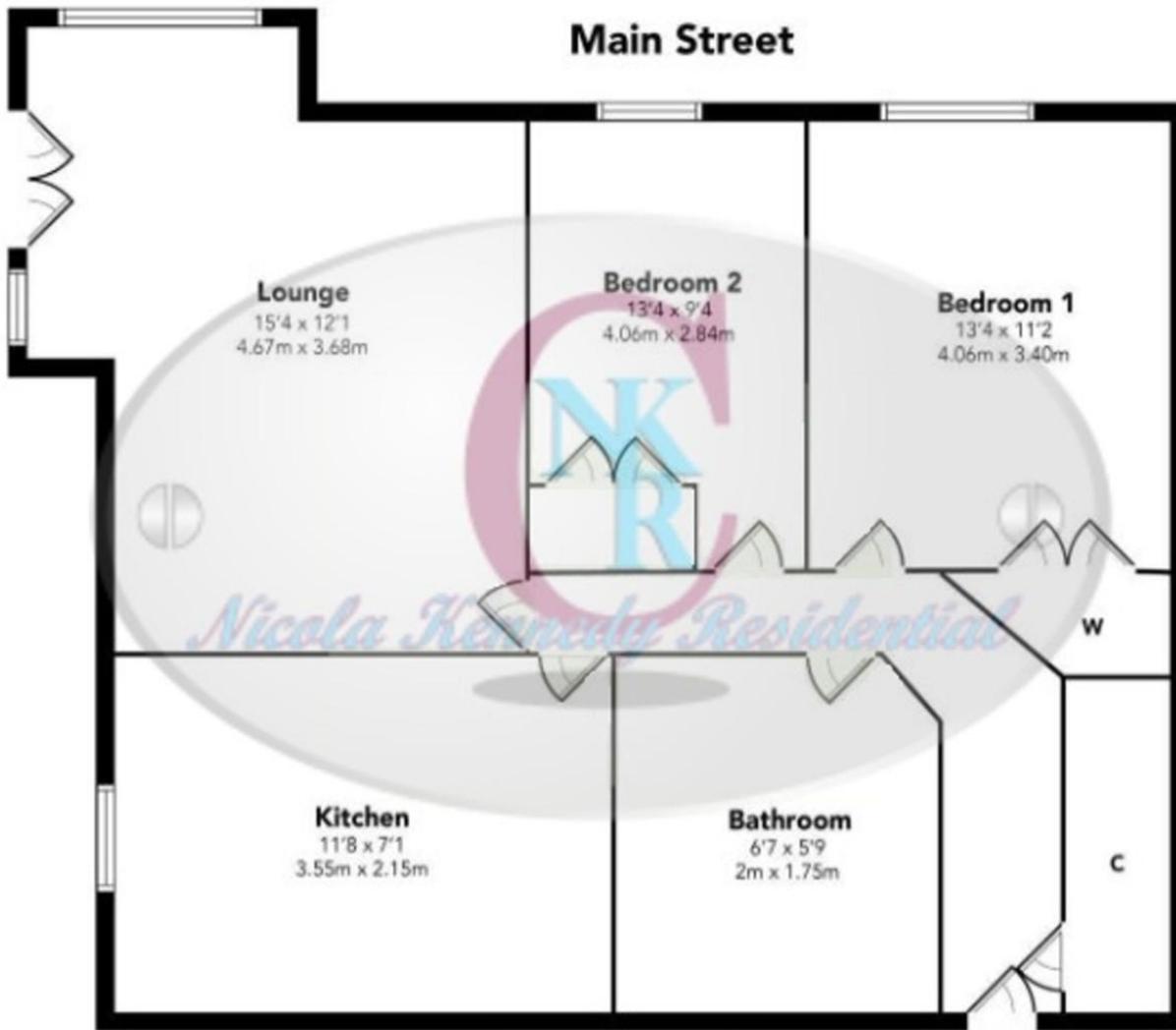


The village of Uddingston is highly regarded for its excellent main street with a great choice of restaurants, bistros, pubs, shops and supermarkets including Tesco and Marks & Spencer. Sports and recreational facilities are in abundance and include golf courses, gyms, cricket, tennis and rugby clubs. 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 out on this fantastic opportunity to view this property at Main Street in Uddingston. Contact us today to arrange a viewing and make this flat your new home.



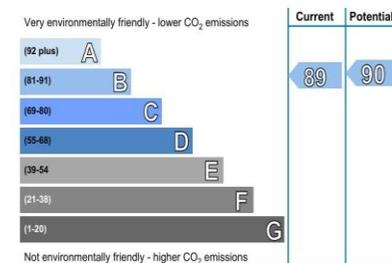


### Energy Efficiency Rating

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 (56)**. 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 B (89)**.

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