

8 BEATSON WYND G71 5SB

OFFERS OVER £159,995





Nicola Kennedy Residential are delighted to present this rarely available semi-detached villa located within a family friendly location and much sought after residential pocket of Uddingston.

The property boasts a welcoming entrance vestibule leading to a bright and spacious lounge, perfect for relaxing or entertaining guests. The stylish fitted dining kitchen with rear door access to the south-facing garden is ideal for enjoying al fresco dining on sunny days.

The master double bedroom features built-in mirrored wardrobes, providing ample storage space while a second well-proportioned bedroom offers flexibility for guests or a home office. The stunning shower room with mains thermostatic shower adds a touch of luxury to the property.

With gas central heating and double glazing throughout, this property ensures comfort and energy efficiency. The enclosed rear garden, complete with a decking area, is perfect for outdoor activities. Additionally, the two-car driveway and front garden provide convenience and additional outdoor space.

This property is an excellent purchase opportunity for first-time buyers, young professionals, and investors alike.

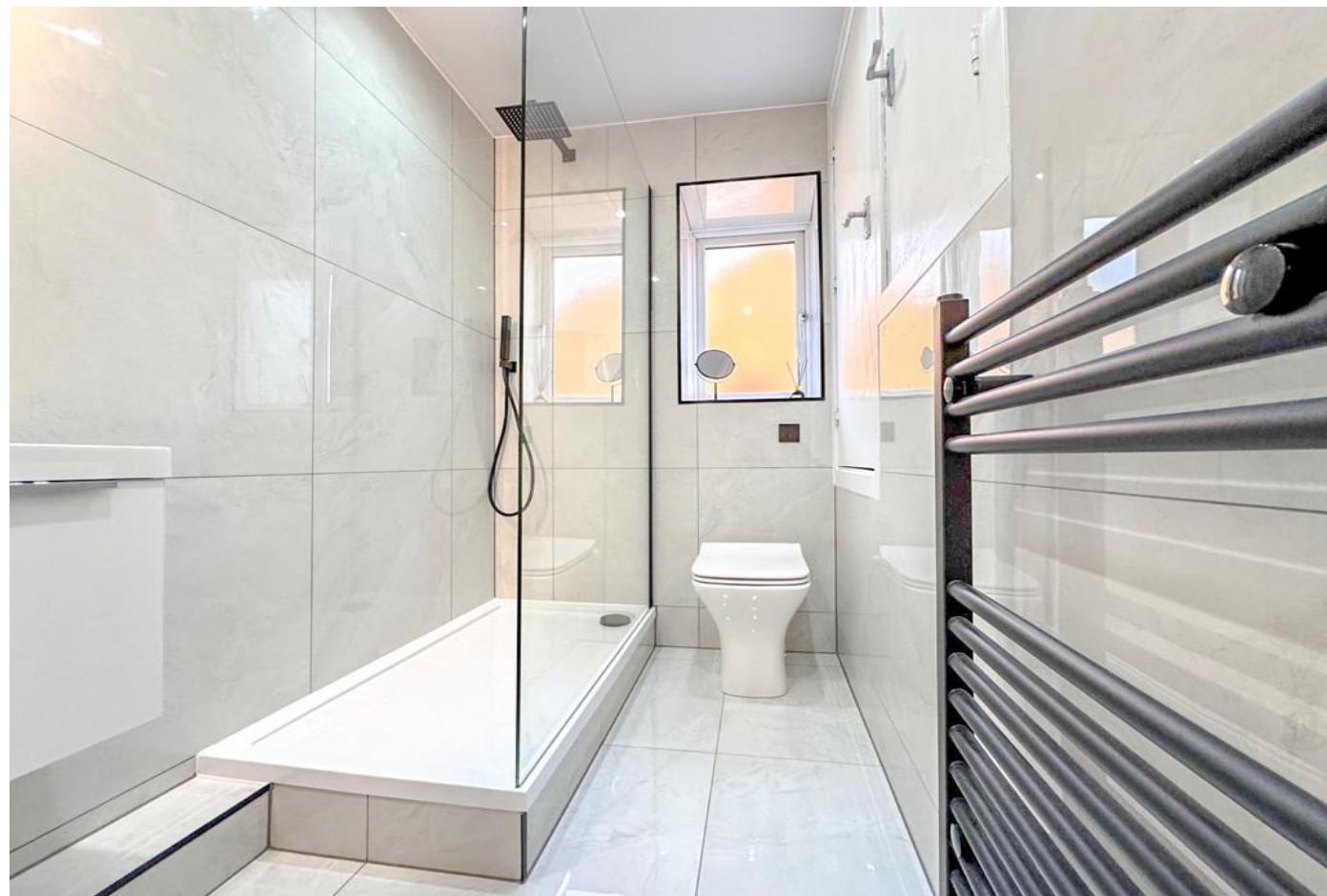
8 Beatson Wynd is located within the popular Tannochside area of Uddingston. The village of Uddingston is highly regarded for its excellent main street with a great choice of restaurants, bistros, pubs, shops and supermarkets including Tesco and Marks & Spencer. Sports and recreational facilities are 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. The property is also located within popular school catchments.

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.

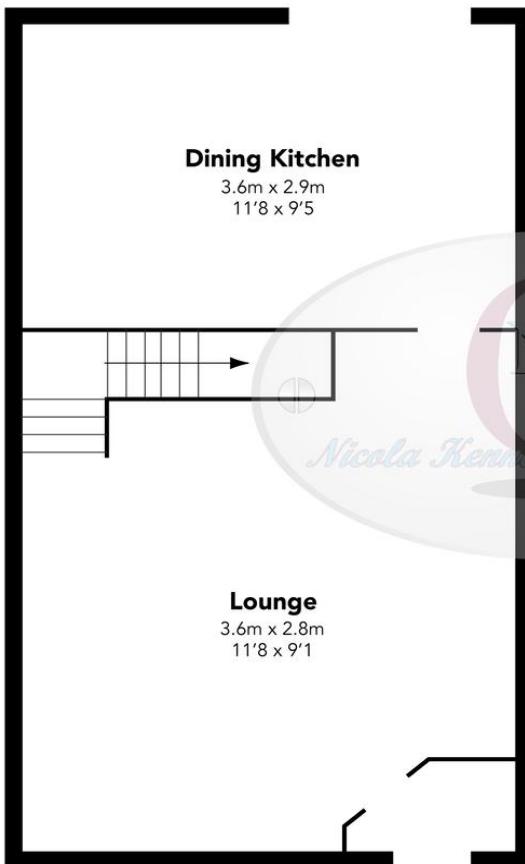
The location offers easy access to local amenities, schools, and transport links. Uddingston is a charming town with a bustling high street, cafes, and restaurants, making it a desirable place to call home.

Don't miss out on the chance to view this fantastic property. Contact us today to arrange a viewing and discover the potential of this wonderful home.

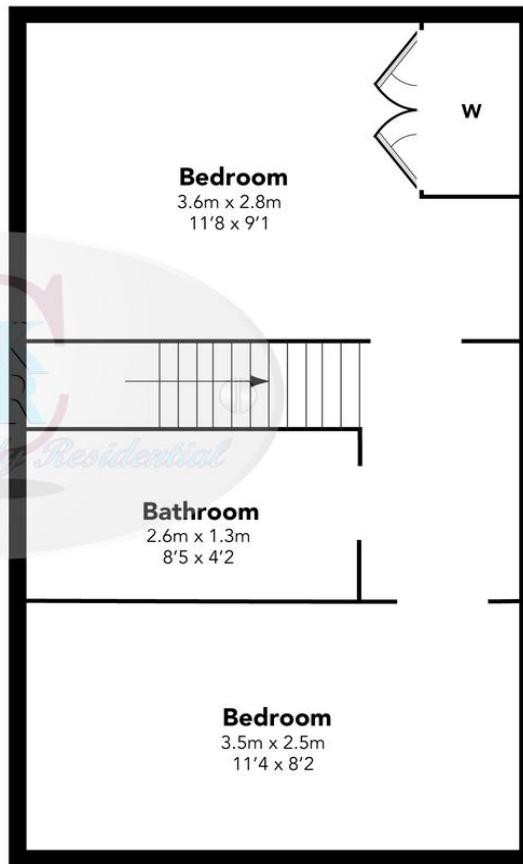




GROUND FLOOR



FIRST FLOOR

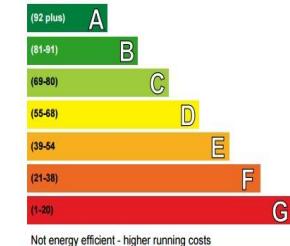


Floorplans are indicative only - not to scale

Produced by Plushplans



Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
71	88

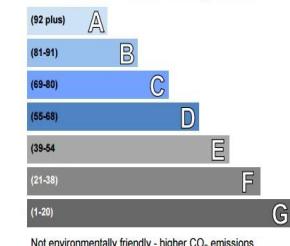
Energy Efficiency Rating

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 (71)**. 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
71	88

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 (71)**. 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.