



**Hickory Crescent**  
Uddingston, G71 5LW

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Hickory Crescent  
Uddingston  
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Mid-Terraced

3 Bedrooms  
1 Reception  
1 Bathroom



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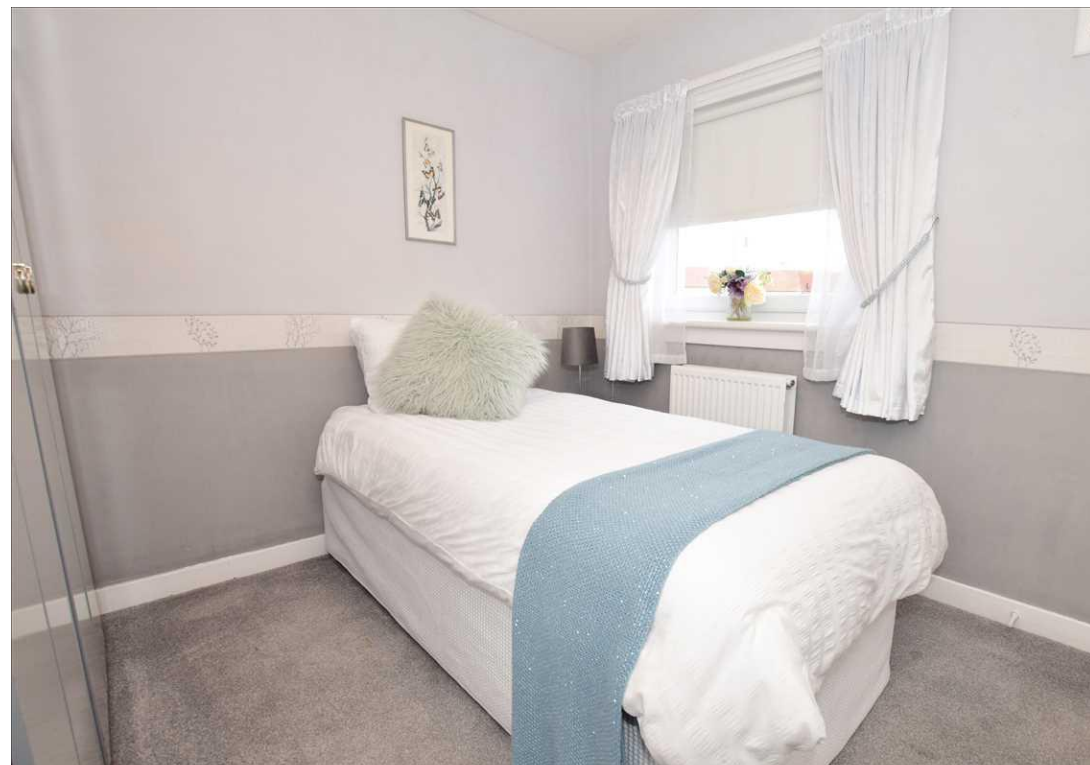
## KEY FEATURES

- Mid terraced home in desirable location
- Front facing lounge with feature fireplace
- Dining kitchen with large store
- Tiled shower room
- 3 double bedrooms, 2 of which have fitted storage
- Large rear garden which is fully enclosed and mostly laid to lawn.
- Close to local amenities and schools
- Good public transport links and easy access to M8 and M74 motorways
- EPC RATING: C
- COUNCIL TAX BAND: A



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## Hickory Crescent, Uddingston, G71 5LW

Move On are delighted to present to the market this 3 bedroom mid terraced home in Uddingston - Hickory Crescent.

The accommodation features: A front facing lounge with feature fireplace; Dining kitchen with a large store; 3 double bedrooms, 2 of which have fitted storage; and a tiled shower room. There is gas central heating and double glazing.

Externally there is a large, fully enclosed garden to the rear which is mostly laid to lawn; and to the front is a small garden area with perimeter shrubs; and there is on street parking.

Hickory Crescent is located in the Viewpark area of Uddingston, in a sought-after residential pocket close to local amenities including local shops and schools, with a good selection of local retailers, bars and restaurants available at both Tannochside and Uddingston Main Street. There are lots of leisure and retail facilities in the area including those in neighbouring towns Bellshill, Bothwell and Coatbridge. For those commuting, the M8, A8, M74 and East Kilbride Expressway are all within easy reach.

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## ROOM MEASUREMENTS

Lounge: 4.37m (14' 4") x 3.70m (12' 2")

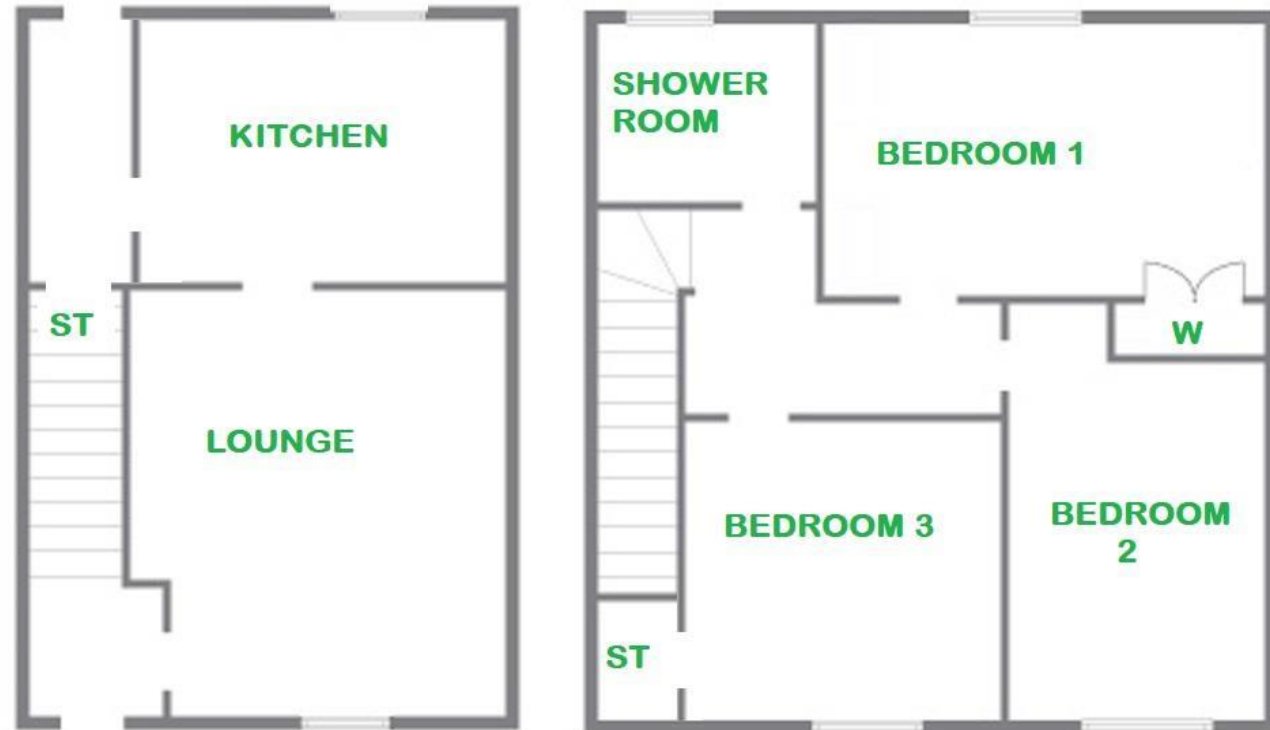
Kitchen: 4.30m (14' 1") x 2.10m (6' 11")

Bedroom 1: 5.00m (16' 5") x 2.60m (8' 6")

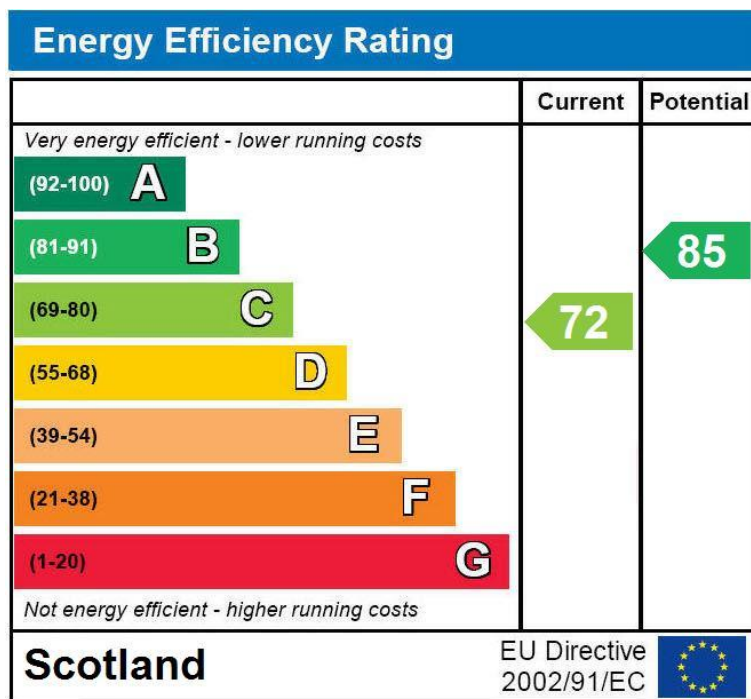
Bedroom 2: 3.50m (11' 6") x 3.20m (10' 6")

Bedroom 3: 3.50m (11' 6") x 3.20m (10' 6")

Bathroom: 2.00m (6' 7") x 1.70m (5' 7")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

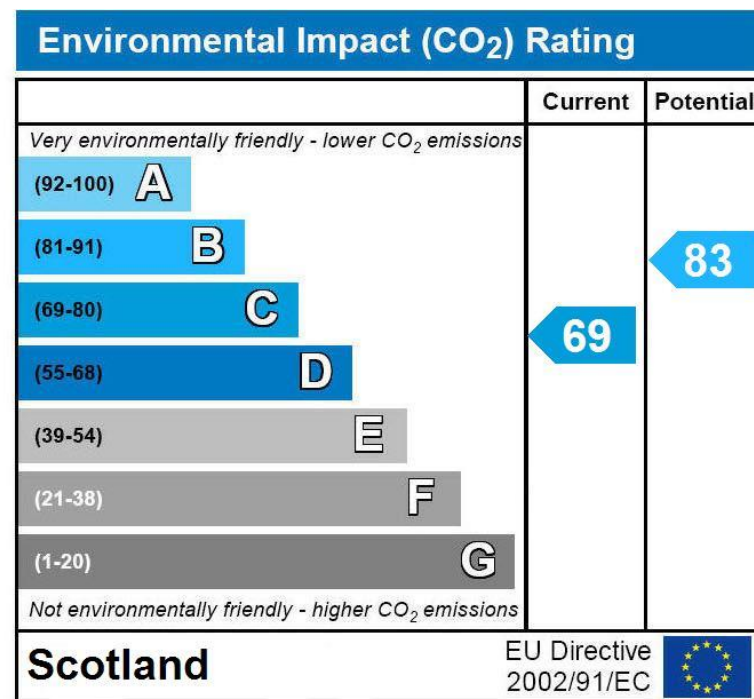


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (72)**. 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 the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the 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.

The current rating is **band C (69)**. 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 the Energy Performance certificate recommendations report.



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