



**Ardgowan Drive**  
Uddingston, G71 6AE

**move **



Ardgowan Drive  
Uddingston  
G71 6AE

Extended Semi  
detached

3 Bedrooms  
1 Reception  
1 Bathrooms



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## KEY FEATURES

- **Extended semi-detached home in desirable location**
- **Bright lounge with neutral decor and feature fireplace**
- **Extended kitchen with light oak coloured wall and floor units**
- **2 double bedrooms on the first floor. 3rd bedroom on the ground floor, which could alternatively be used as a 2nd lounge, dining room or games room**
- **Recently refitted shower room finished with modern wet-wall panelling**
- **Floored attic space for storage**
- **Fully enclosed South facing rear garden with paved patio and lawn area. 2 car driveway to front leading to a detached garage**
- **Close to amenities at Uddingston Main Street including shops, bars, restaurants and train station**
- **Easy access to M74, M8 and M73 motorways as well as the East Kilbride Expressway A725**
- **COUNCIL TAX BAND: D - EPC RATING: D**

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## Ardgowan Drive, Uddingston, G71 6AE

Move On are delighted to present to the market this extended 3 bedroom semi-detached villa in Uddingston - Ardgowan Drive.

This lovely home is in a great location, and offers flexible living accommodation which includes: A bright, front facing lounge with fresh, neutral decor and a feature fireplace; extended kitchen with light oak coloured wall and floor units, vinyl flooring and tiled splashback; bedroom 3 is on the ground floor situated in the single storey extension part of the property to the rear, and could alternatively be used as a 2nd lounge, dining room, or kids playroom; 2 double bedrooms on the first floor; recently refitted shower room finished with wet wall panelling; and a floored attic space for storage. There is gas central heating and double glazing.

Externally there is a 2 car driveway which leads to the detached garage; a small mature garden with lawn and perimeter shrubs to the front; and there is a great sized rear garden thanks to the corner plot which is South facing, has a paved patio area and drying green.

Ardgowan Drive is a sought after location in Uddingston, close to the Main Street which has an excellent selection of local retailers, shops, bars and restaurants as well as the train station which has frequent services to Glasgow and Edinburgh. For those commuting by car, there is easy access to the M74, M73, M8 motorways and East Kilbride Expressway.

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## ROOM MEASUREMENTS

Lounge: 4.57m (15' 0") x 3.67m (12' 0")

Kitchen: 5.20m (17' 1") x 3.30m (10' 10")

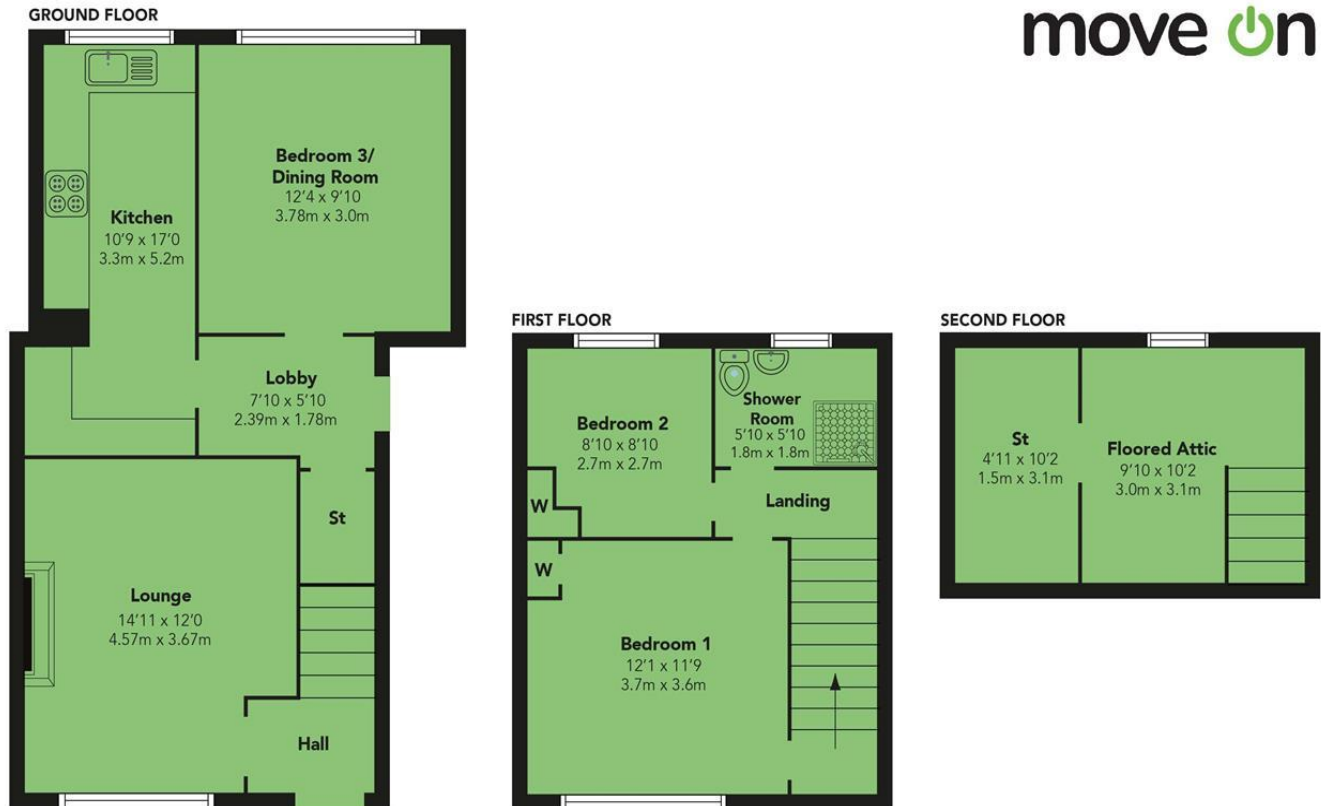
Bedroom 1: 3.70m (12' 2") x 3.60m (11' 10")

Bedroom 2: 2.70m (8' 10") x 2.70m (8' 10")

Bedroom 3 / Dining: 3.00m (9' 10") x 3.78m (12' 5")

Floored Attic: 3.10m (10' 2") x 3.00m (9' 10")

Shower Room: 1.80m (5' 11") x 1.80m (5' 11")

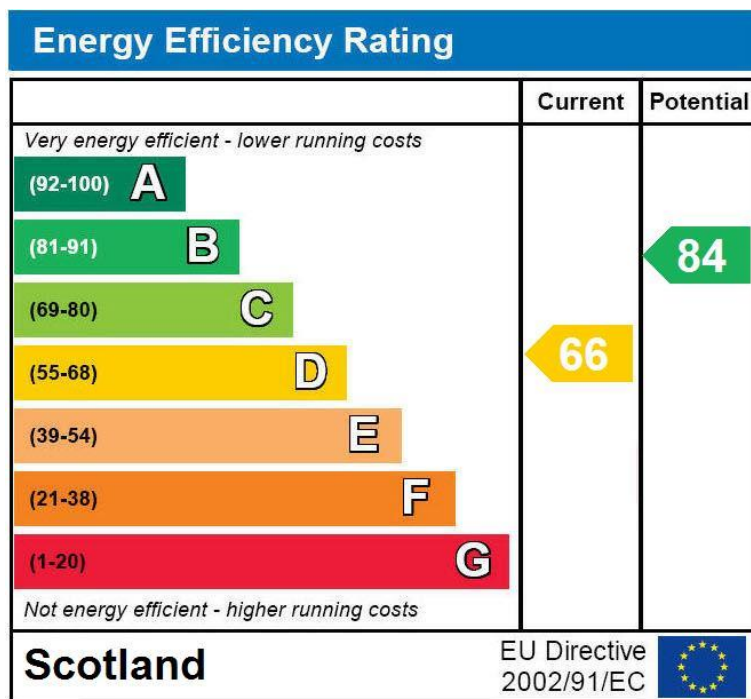


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Floorplans are indicative only - not to scale

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.



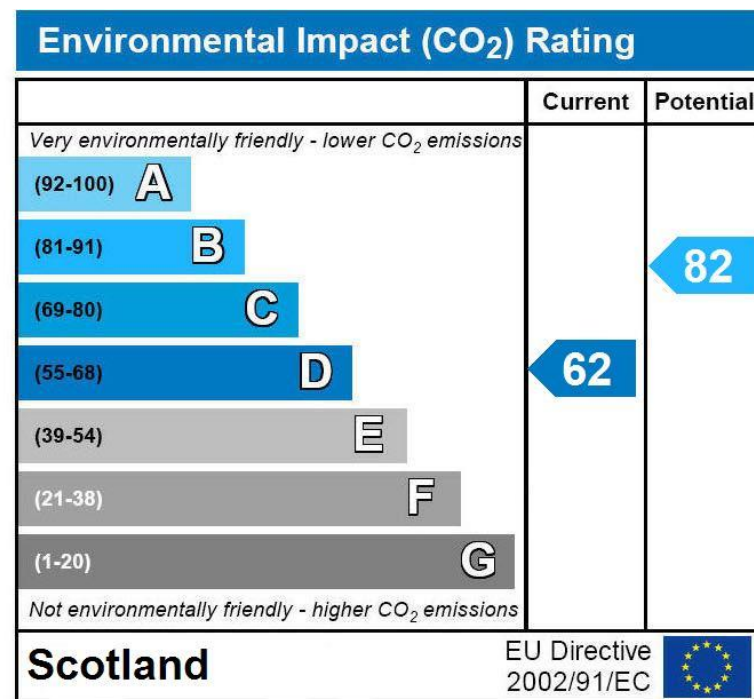


### Energy Efficiency Rating

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 D (66)**. 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 D (62)**. 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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