



## NORTH CALDER ROAD, UDDINGSTON, GLASGOW

### OFFERS OVER £120,000

Kirkland Estate Agents presents to the market this two-bedroom mid terrace property in a popular pocket of Viewpark, Uddingston. This property has been renovated to an extremely high standard. A must-see property that is sure to appeal to a whole host of buyers. EPC Rating C.

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The ground floor comprises living room and kitchen, the kitchen leads directly out into a fully enclosed rear garden. On the upper level of the property there are two great sized double bedrooms with large windows in each flooding the rooms with natural light, and family bathroom.

The property benefits from gas central heating. As well as the rear garden the property also has garden space to the front.

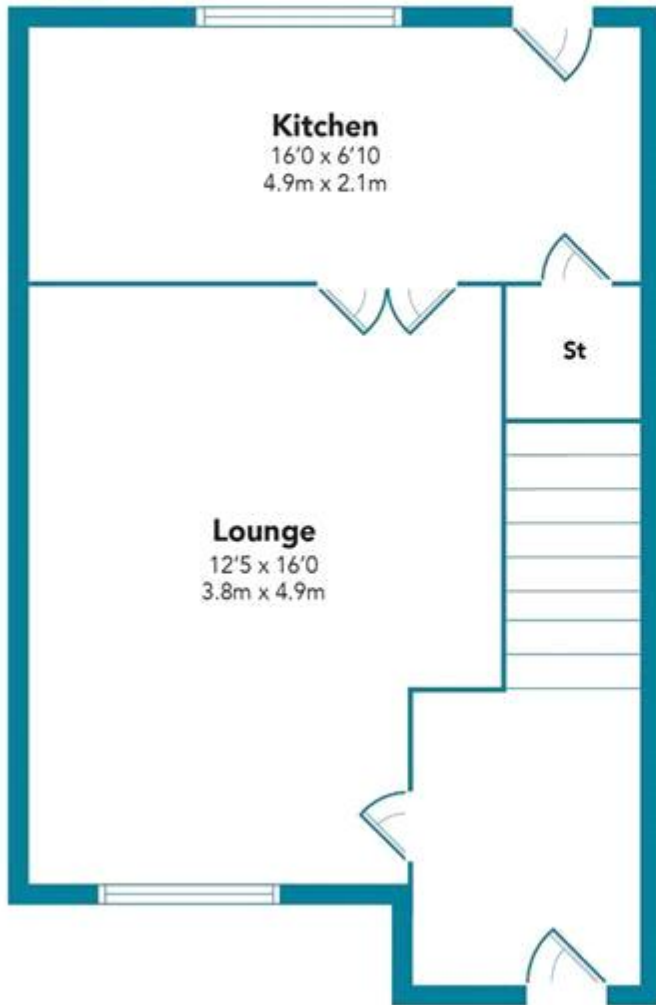
North Calder Road is situated within the Viewpark area of Uddingston. The village of Uddingston is highly regarded for its excellent main street where you can satisfy every day shopping needs, a great choice of restaurants, pubs and bistros. The property is located within popular school catchments nearby. Regular bus and train services are available from Motherwell and Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities.



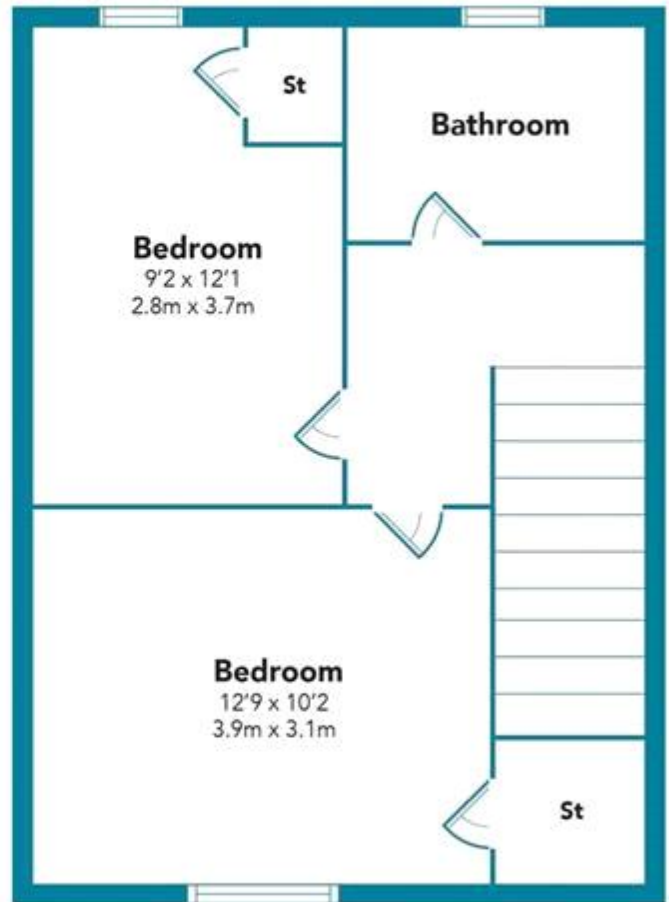


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**GROUND FLOOR**



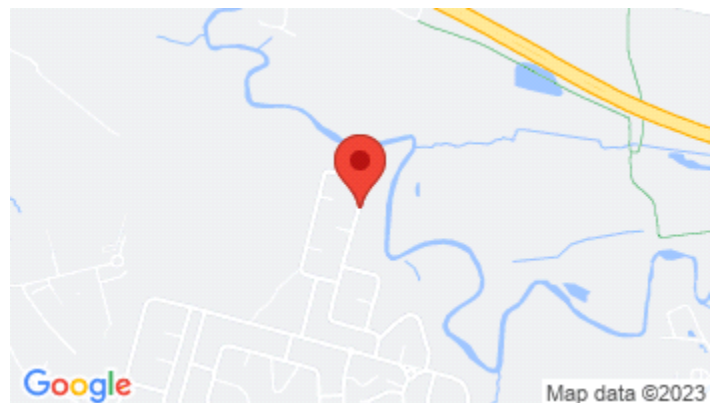
**FIRST FLOOR**



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #2e8b57; color: white; display: flex; align-items: center; justify-content: center; margin-right: 5px;">70</div> <div style="width: 20px; height: 20px; background-color: #2e8b57; color: white; display: flex; align-items: center; justify-content: center; margin-right: 5px;">88</div> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.