



**Braehead Place**

Bellshill, ML4 3BW

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Braehead Place  
Bellshill  
ML4 3BW

End Terrace

3 Bedrooms  
2 Receptions  
2 Bathrooms



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## KEY FEATURES

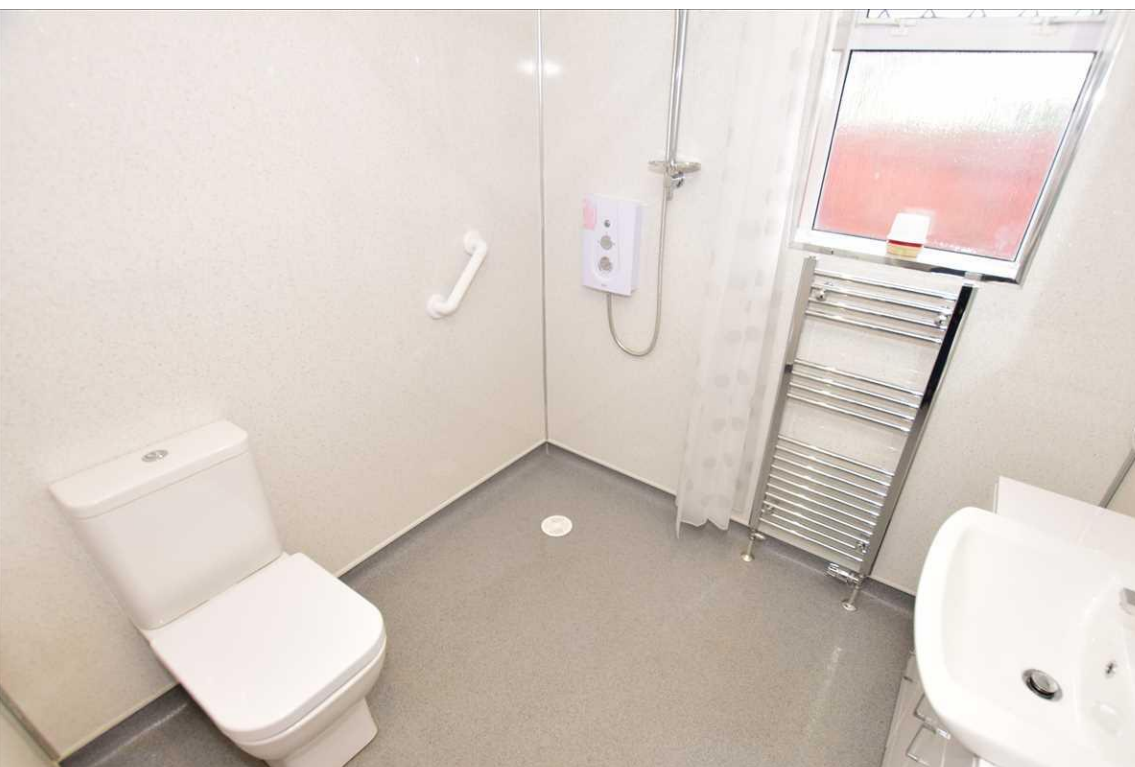
- End terraced home with wrap-round single storey extension
- Bright lounge with feature fireplace with double doors leading to a separate dining room
- Extended kitchen with oak coloured wall and floor units and patio doors leading to the rear garden
- Main bedroom on the ground floor with an ensuite shower room - perfect for those requiring living accommodation on the ground level
- 2 further double bedrooms on the first floor with lots of storage
- Partially tiled bathroom suite
- Large Garage
- Situated on a large corner plot which is low maintenance with paving and chipped stones and parking for several cars
- Close to Bellshill town centre, train station, and easy access to the M8 and M74 motorways
- COUNCIL TAX BAND: B - EPC RATING: E



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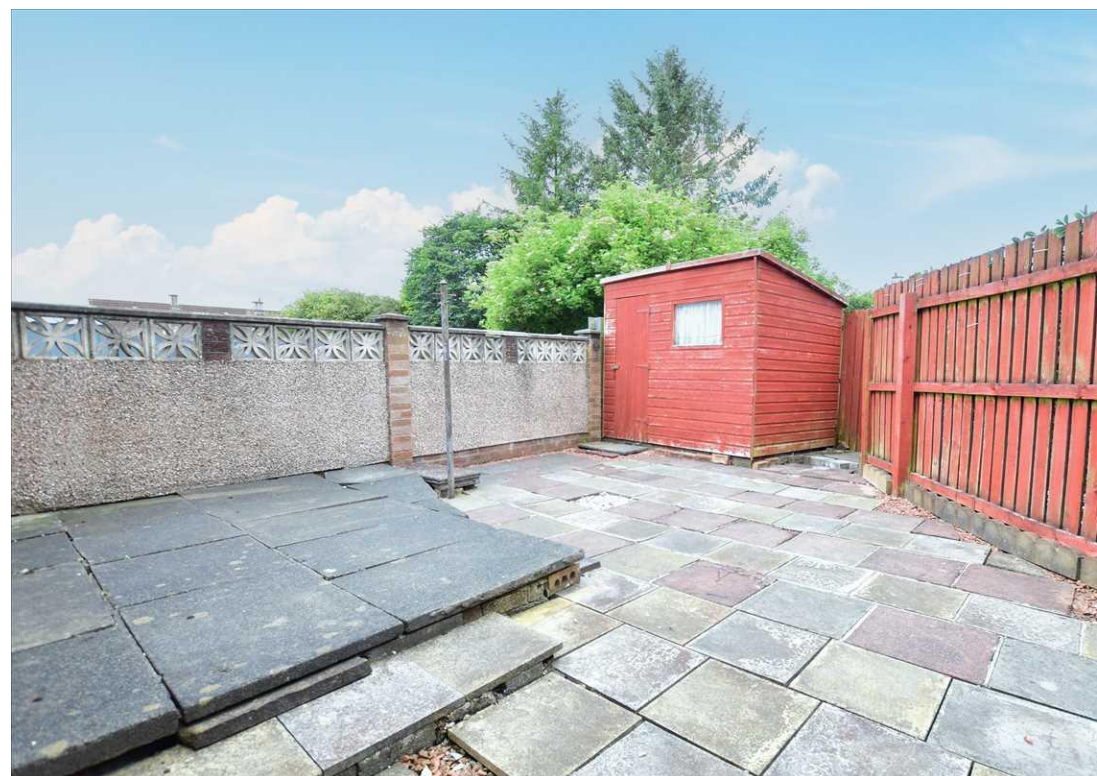




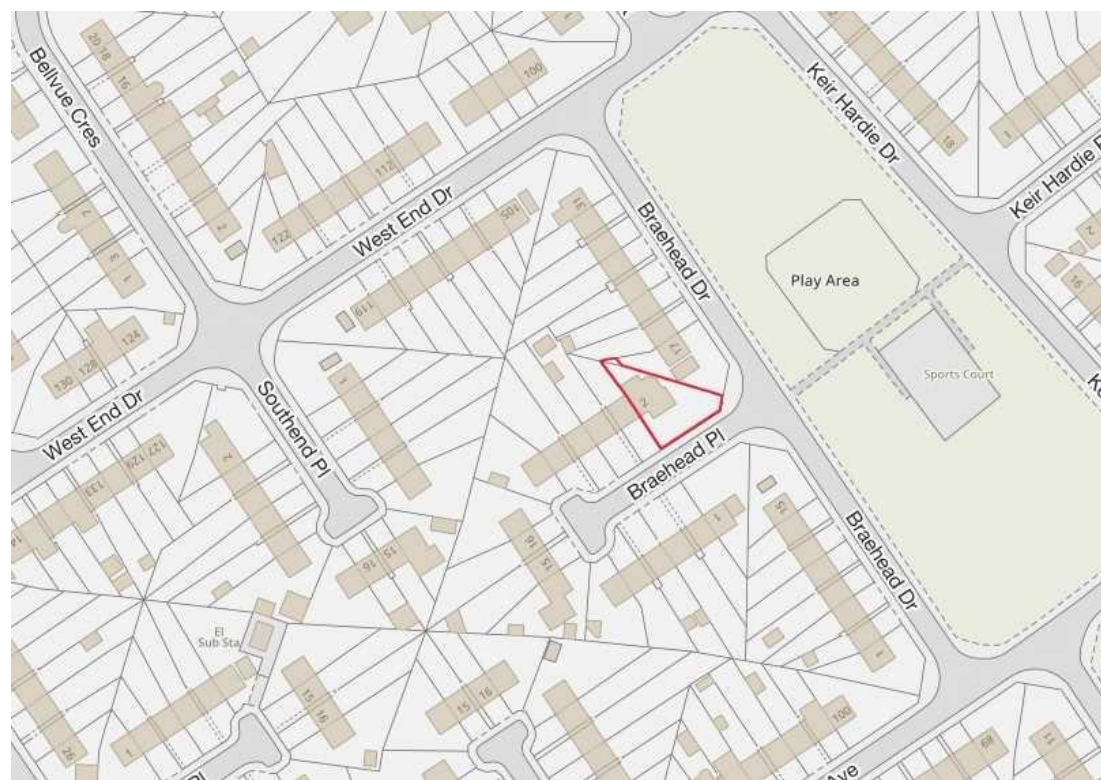














## Braehead Place, Bellshill, ML4 3BW

Move On are delighted to present to the market this lovely and unique, extended end terraced home in Bellshill - Braehead Place.

On arrival at the property, there is a welcoming entrance porch, which has lots of storage for coats and shoes, and leads to the inner hallway with access to the living room which has carpeted flooring and a feature fireplace. A set of double doors leads to the separate dining room, and then to the kitchen which has a range of oak coloured wall and floor units, tiled splashback, and patio doors leading to the rear garden. The wrap round ground floor extension also includes a large double bedroom with an ensuite walk-in shower, and this would be particularly suited to those requiring their living accommodation all on the ground level. On the upper floor there are 2 double bedrooms, and the main bathroom suite which has vinyl flooring and partial tiling. The loft space has been floored for further storage. There is gas central heating and double glazing.

Externally, the property sits on a sizeable corner plot, which is low maintenance, mostly paved with decorative chipped stones, provides parking for multiple cars, and leads to the larger style garage.

Braehead Place is a quiet cul-de-sac set within a popular part of Bellshill, just outside the town centre, which has a variety of shops, bars, restaurants, post office, and train station connecting Glasgow and Edinburgh. Larger towns in the area include Motherwell, Hamilton, and Coatbridge. For those commuting by car, the, East Kilbride Expressway, M74 and M8 motorways are within a few minutes' drive.

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## ROOM MEASUREMENTS

Lounge: 4.40m (14' 5") x 4.10m (13' 5")

Dining Room: 3.90m (12' 10") x 2.10m (6' 11")

Kitchen: 3.20m (10' 6") x 2.30m (7' 7")

Bedroom 1: 4.40m (14' 5") x 3.20m (10' 6")

Ensuite: 2.30m (7' 7") x 2.00m (6' 7")

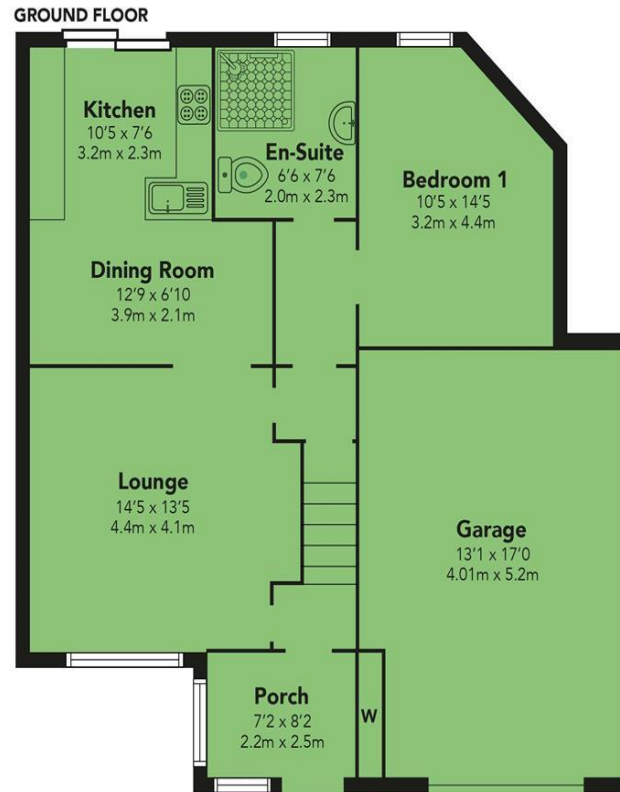
Bedroom 2: 4.40m (14' 5") x 2.80m (9' 2")

Bedroom 3: 3.47m (11' 5") x 3.40m (11' 2")

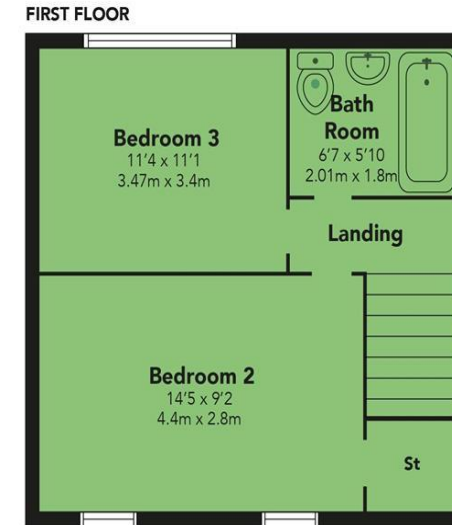
Family bathroom: 2.01m (6' 7") x 1.80m (5' 11")

Garage: 5.20m (17' 1") x 4.01m (13' 2")

Front Porch: 2.50m (8' 2") x 1.22m (4' 0")



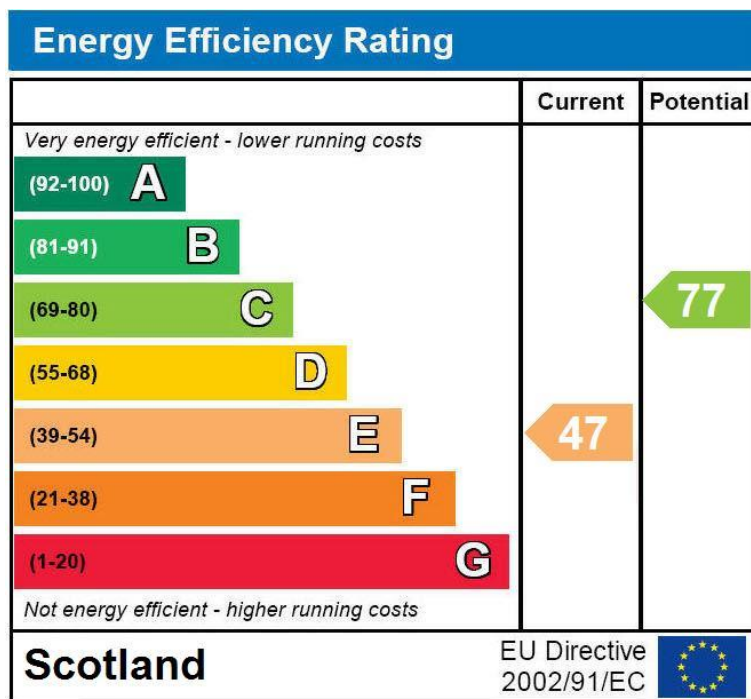
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Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

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.



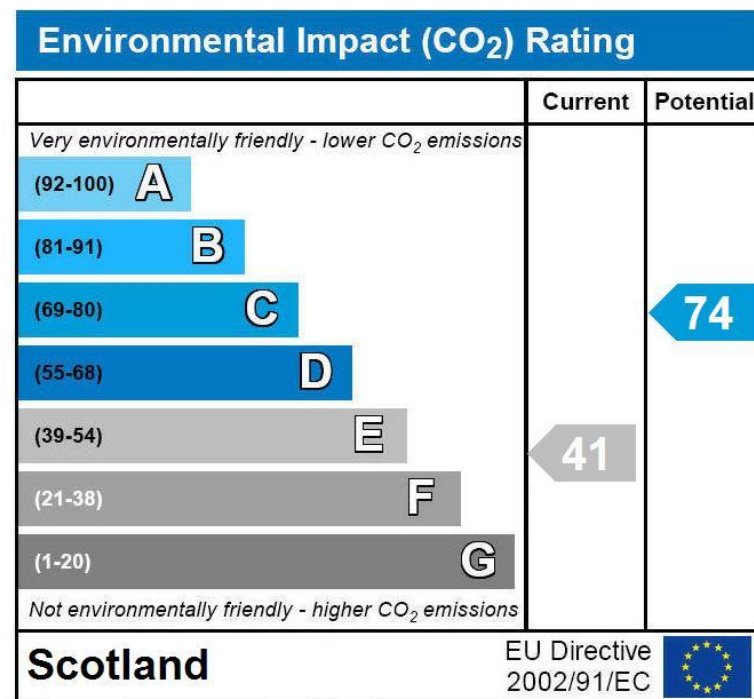


### Energy Efficiency Rating

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 E (47)**. 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 E (41)**. 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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