



Victoria Place

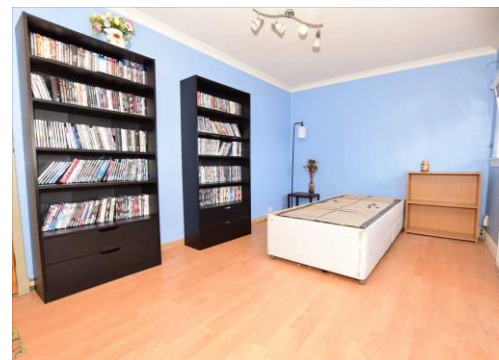
Bellshill, ML4 3BY

move  **on**

Victoria Place
Bellshill
ML4 3BY

End Terrace

2 Bedrooms
1 Reception
1 Bathroom

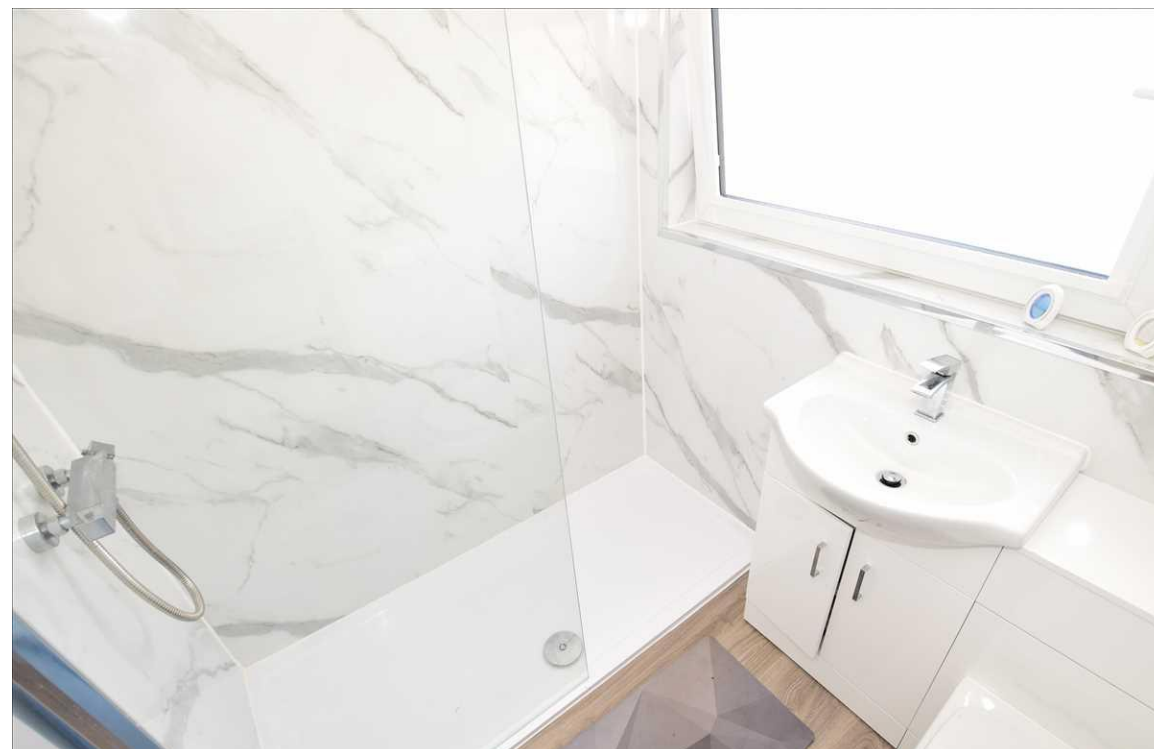


move on
www.moveonhomes.co.uk

01698 757 125

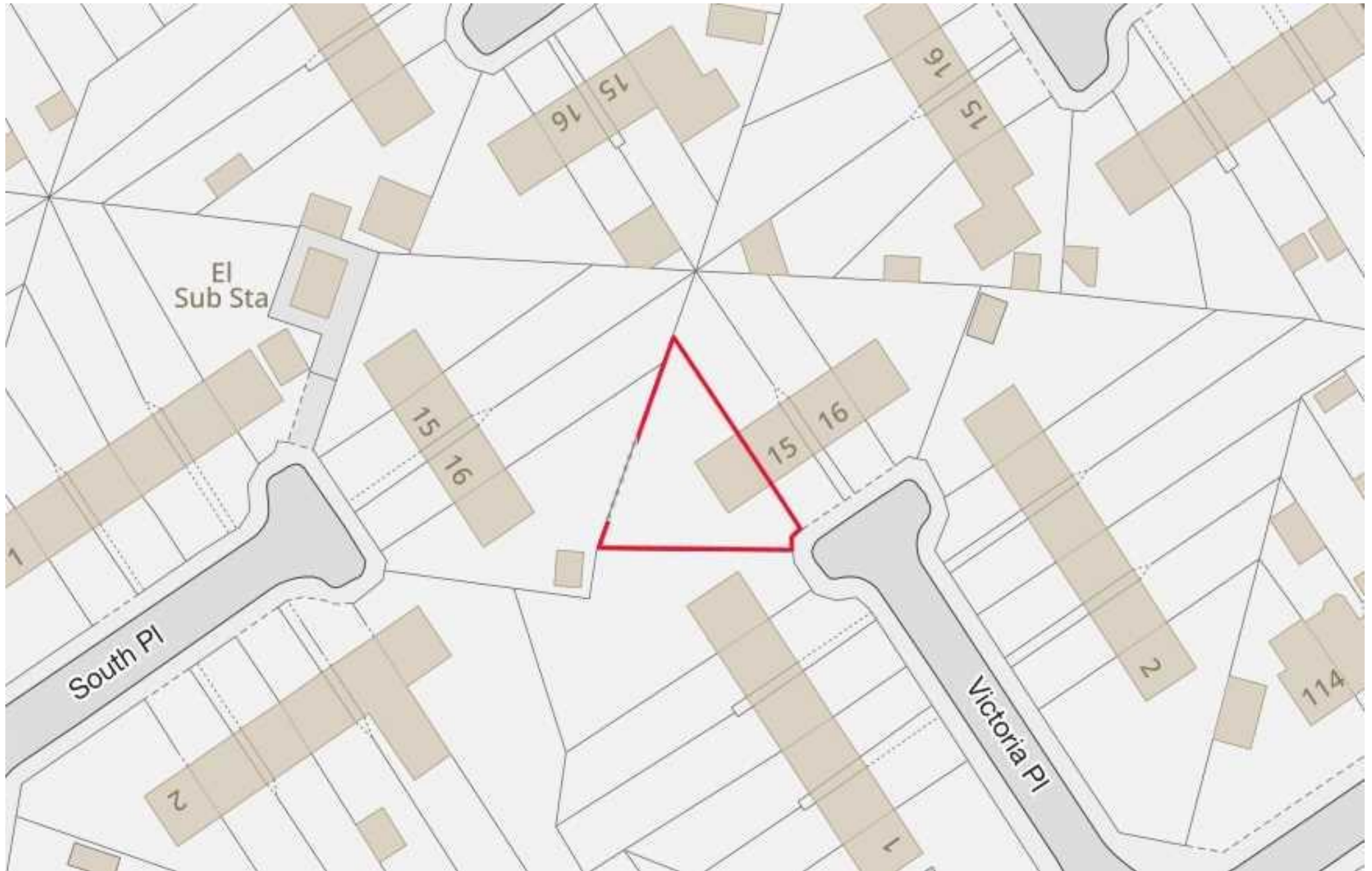
KEY FEATURES

- End terraced home on a large corner plot
- Full length lounge with open plan dining area
- Lovely, recently refitted kitchen with matt grey wall and floor units, and integrated appliances
- Both bedrooms are doubles with a large storage cupboard in bedroom 1
- Stylish shower room finished with wet-wall panelling
- Enclosed rear garden laid to lawn, and large side garden
- Off street parking for 3-4 cars
- Cul-de-sac location within walking distance of Bellshill town centre, train stations, shops and supermarkets
- Easy access to the East Kilbride Expressway, M8 and M74 motorways
- COUNCIL TAX BAND: A - EPC RATING: C



move on

www.moveonhomes.co.uk



Victoria Place, Bellshill, ML4 3BY

Move On are delighted to present to the market this 2 bedroom, end terraced home in Bellshill - Victoria Place.

The accommodation features : a spacious, full length lounge with open plan dining area fitted with grey vinyl tile flooring; a recently refitted modern kitchen with grey wall and floor units, white marble effect worktops, integrated fridge freezer, oven, hob, microwave, washing machine and dishwasher; 2 double bedrooms on the first floor, one of which has a large storage cupboard; and a stylish shower room with a white vanity unit and wet-wall panelling. There is gas central heating system with a new boiler being installed in 2022, and new double glazing and external doors which were renewed in 2023..

Externally the property sits on a large corner plot, with an enclosed rear garden laid to lawn, large side garden, and parking to the front and side for 3-4 cars.

Victoria Place is a quiet cul-de-sac located in the Orbiston area of Bellshill, within walking distance of the town centre, shops, bars, restaurants, supermarkets and train station. For those commuting by car, the A725 East Kilbride Expressway is just a few moments drive giving easy access to both the M8 and M74 motorways.

move on

ROOM MEASUREMENTS

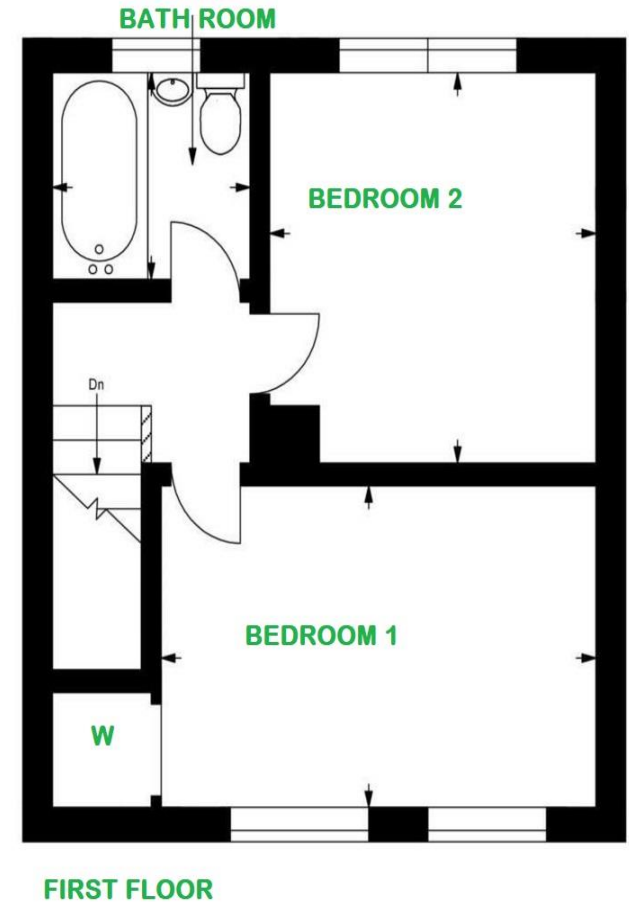
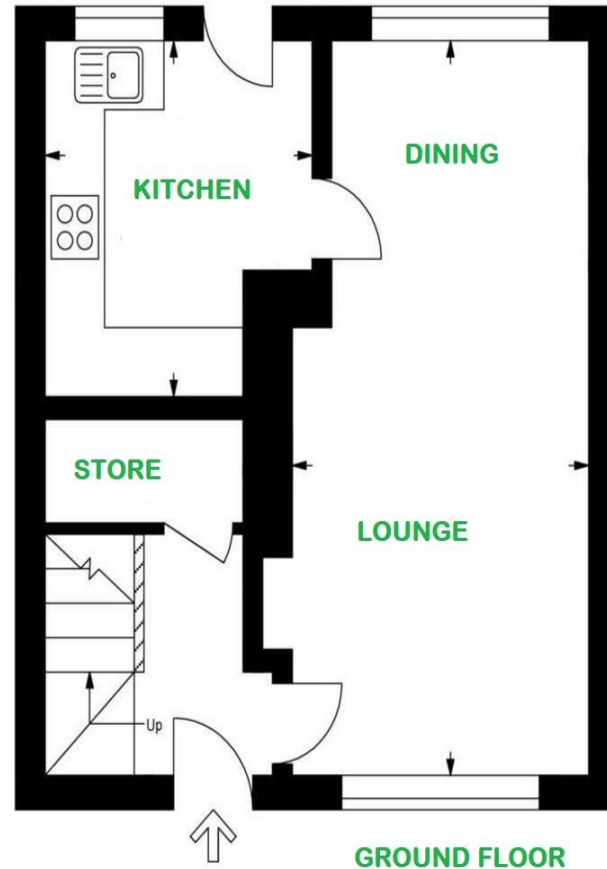
Lounge / Dining: 6.40m (21' 0") x 3.00m (9' 10")

Kitchen: 3.10m (10' 2") x 2.70m (8' 10")

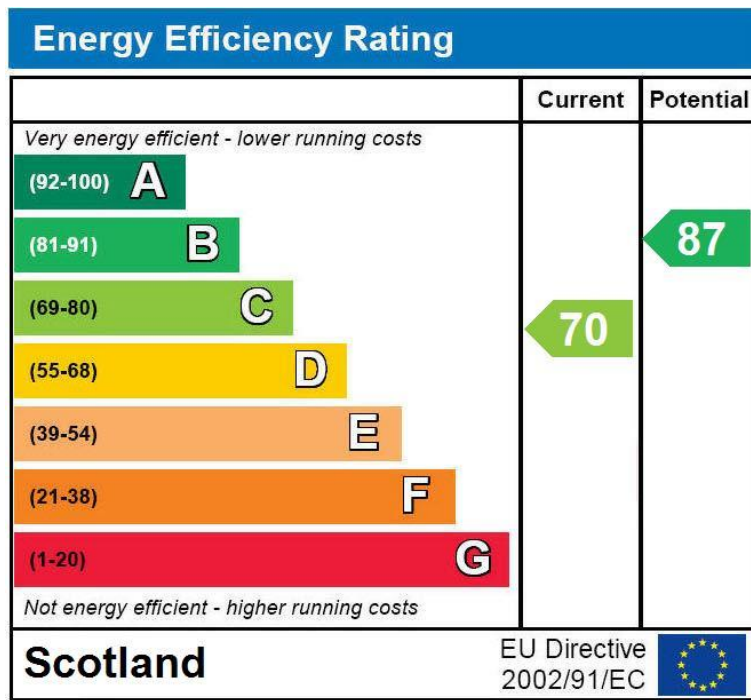
Bedroom 1: 4.50m (14' 9") x 3.00m (9' 10")

Bedroom 2: 3.40m (11' 2") x 3.00m (9' 10")

Bathroom: 2.00m (6' 7") x 1.80m (5' 11")



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.

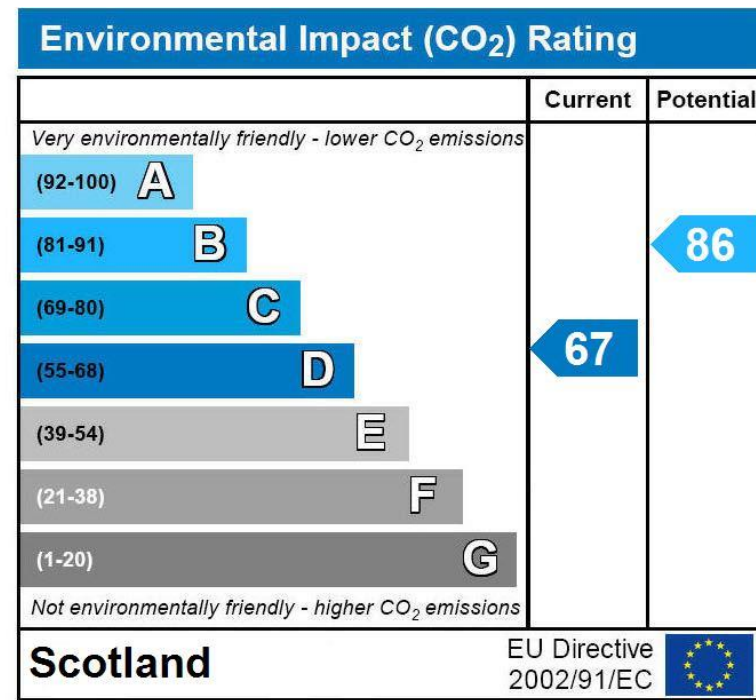


Energy Efficiency Rating

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 (70)**. 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 (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (67)**. 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.

move n

166 Merry Street, Motherwell, ML1 1NA

EMAIL : info@moveonhomes.co.uk

WEB : www.moveonhomes.co.uk

01698 757 125

 facebook.com/moveonhomes