



Hattonhill
Motherwell, ML1 4DF

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Hattonhill
Carfin
ML1 4DF

Terraced

2 Bedrooms
1 Reception
1 Bathroom



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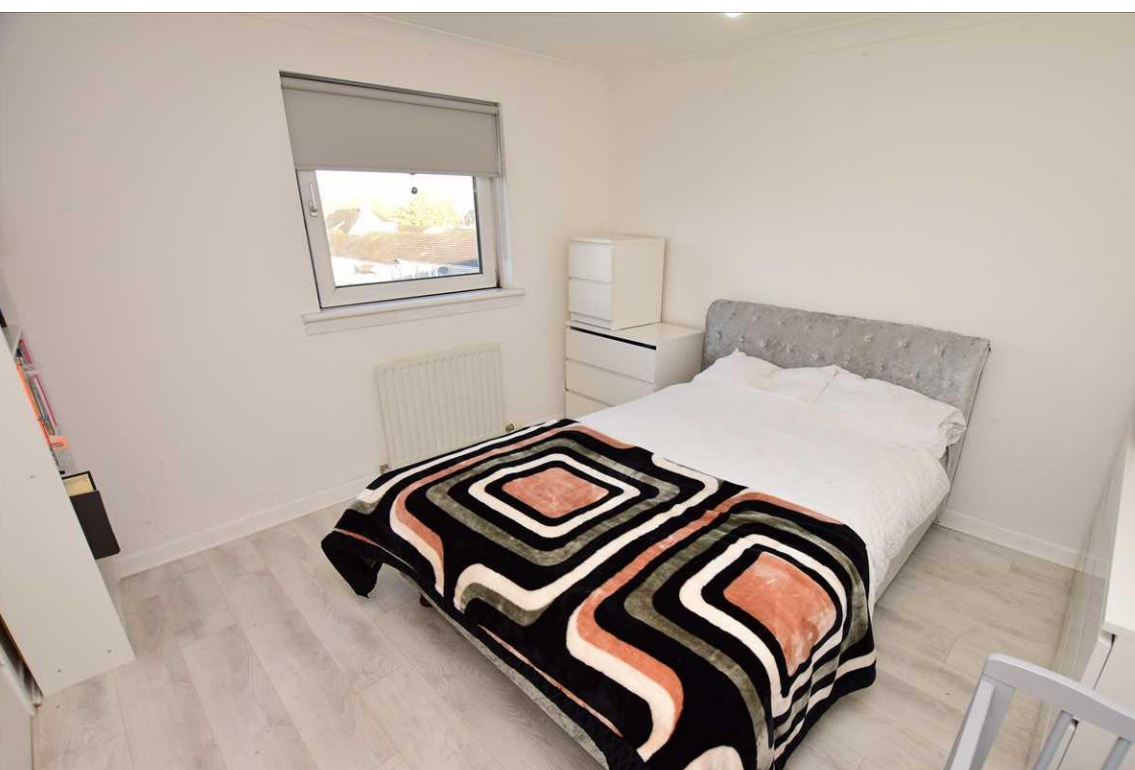
KEY FEATURES

- Well presented mid terraced home
- Bright lounge with laminate flooring
- Modern dining kitchen with cream high gloss wall and floor units, contrasting worktops, tiled splashback and breakfast bar
- Recently refitted shower room with stylish grey wet-wall panelling and vanity unit
- Both bedrooms are doubles with storage
- Gas central heating with a new boiler installed in 2020
- Fully enclosed rear garden laid to lawn
- Close to Carfin train station and close to Motherwell town centre
- Easy access to M8 and M74 motorways
- COUNCIL TAX BAND:A - EPC RATING: C



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Hattonhill, Carfin, ML1 4DF

Move On are delighted to present to the market this 2 bedroom mid-terraced home in Carfin - Hattonhill.

The accommodation features: A bright, front facing lounge with modern grey tones & laminate flooring; a good sized dining kitchen with cream high gloss wall and floor units, contrasting worktops, tiled splashback, feature lighting and breakfast bar; 2 generous double bedrooms with storage; and a recently refitted bathroom suite with grey wet wall panelling and a white vanity unit. There is gas central heating, with a new boiler being installed in 2020; and double glazing.

Externally there is a fully enclosed garden to the rear which is mostly laid to lawn, and a further lawn area to the front, with ample on street parking available to the side and to the rear at Leven Terrace. This lovely home would make an excellent first time buy or buy to let investment.

Hattonhill is located in the village of Carfin, on the outskirts of Motherwell, but still within easy reach of Motherwell town centre, shops, bars and restaurants. Conveniently placed for those commuting, Carfin train station is within walking distance connecting Glasgow and Edinburgh and the M8 and M74 motorways are just a few minutes drive. The area is well served for leisure facilities including Golf Courses, Sports centres and Country Parks.

Mortgage advice available on this property - call the Move On team to speak with one of our experienced advisers.

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ROOM MEASUREMENTS

Lounge: 4.13m (13' 6") x 3.89m (12' 9")

Kitchen: 5.13m (16' 10") x 2.73m (8' 11")

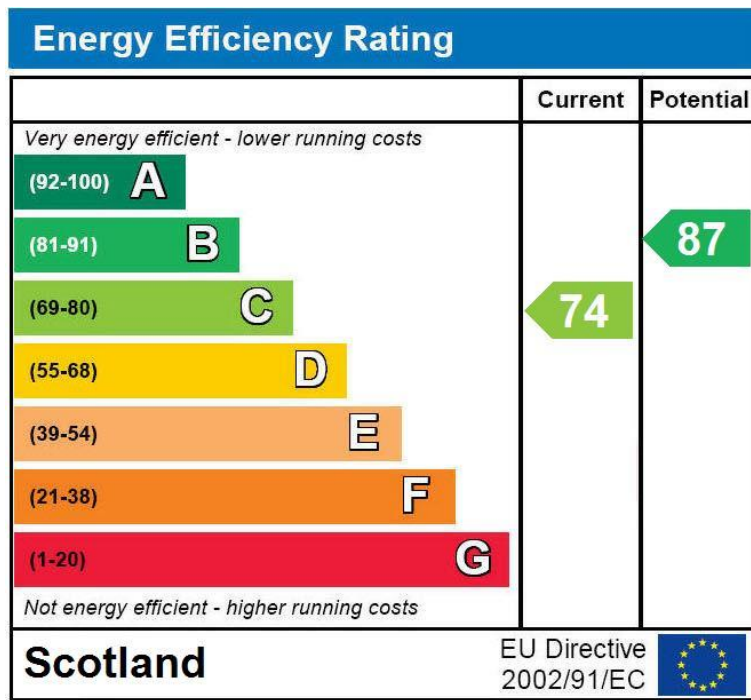
Bedroom 1: 5.02m (16' 5") x 3.17m (10' 5")

Bedroom 2: 4.28m (14' 1") x 3.51m (11' 6")

Bathroom: 1.98m (6' 6") x 1.89m (6' 2")



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.

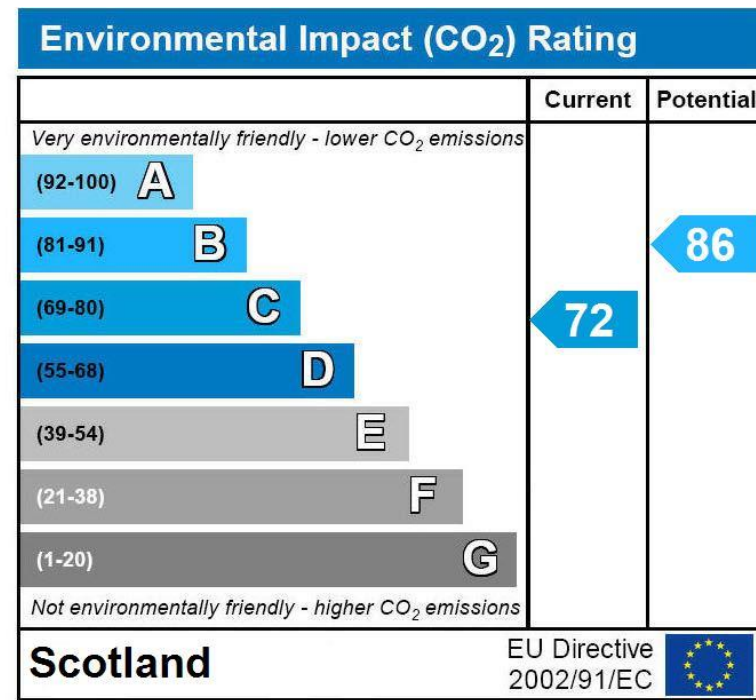


Energy Efficiency Rating

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 (74)**. 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 C (72)**. 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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