



Kateswell Drive
Salsburgh, ML7 4NN

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Kateswell Drive
Salsburgh
ML7 4NN

Detached

3 Bedrooms
1 Reception
3 Bathrooms



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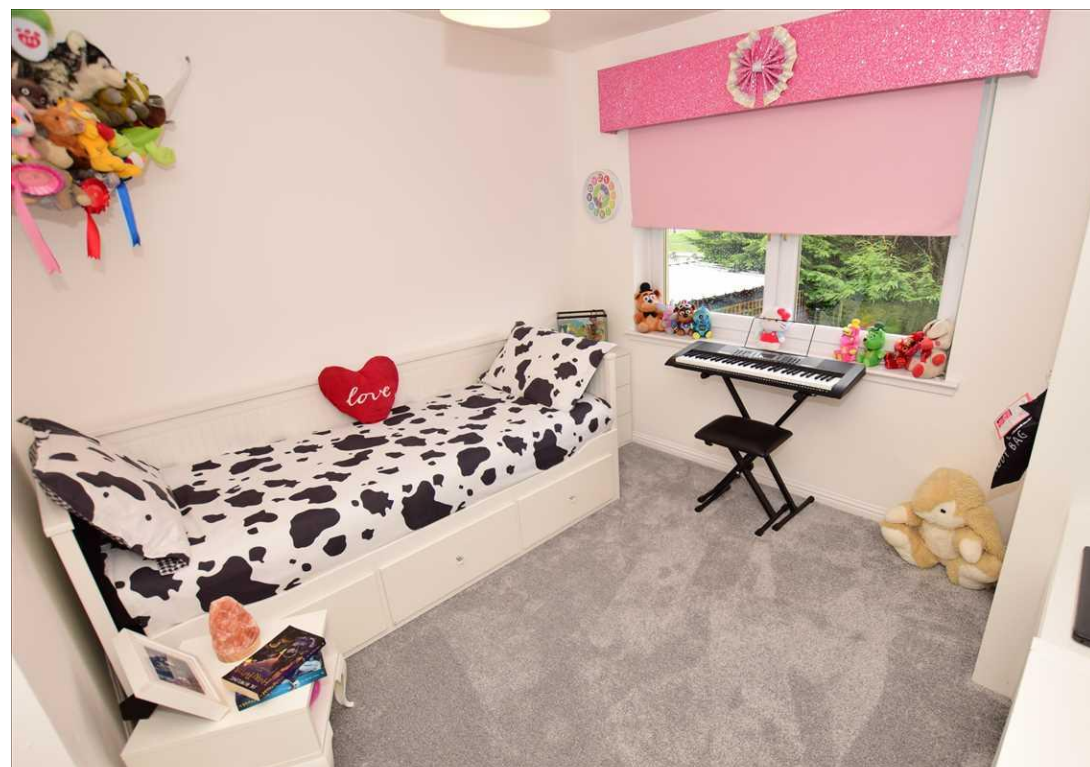
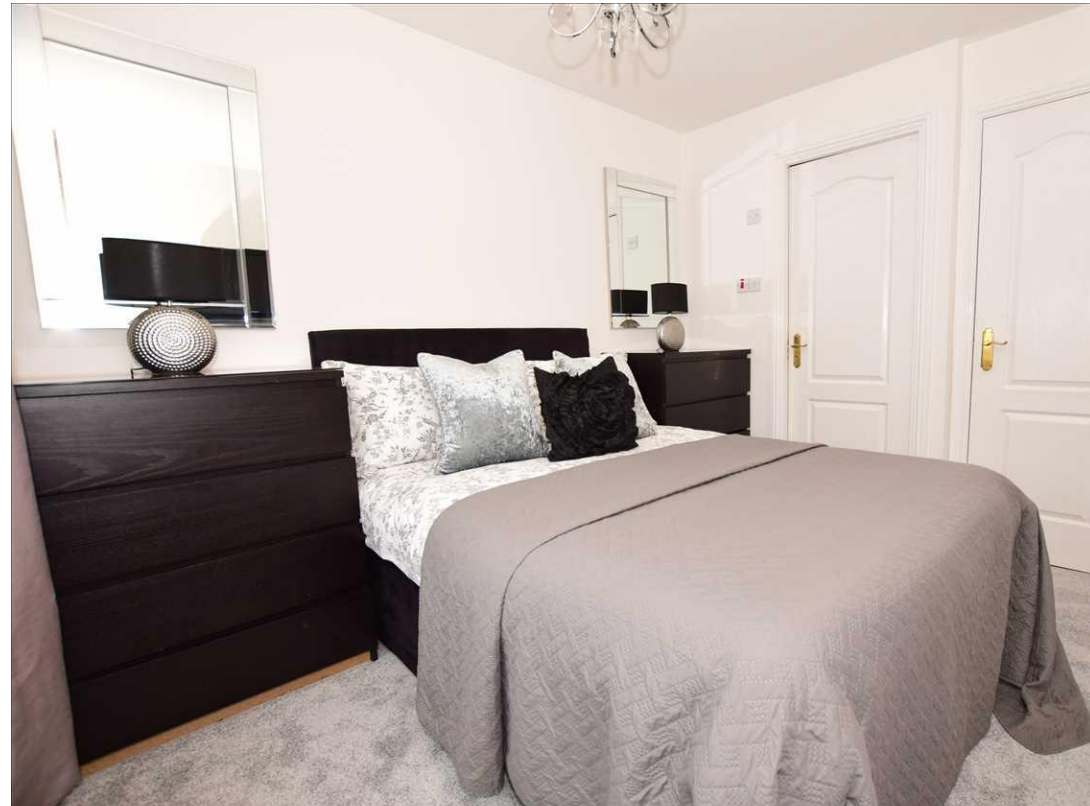
KEY FEATURES

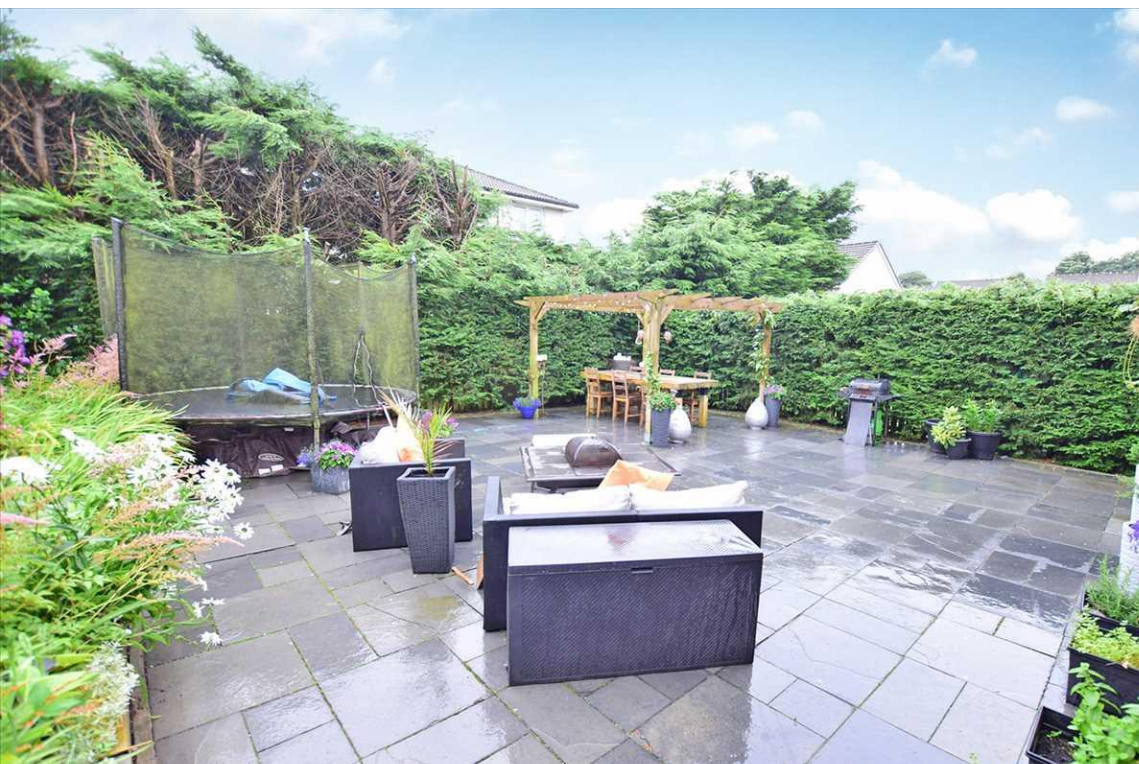
- Beautifully presented and rarely available detached home
- Finished to a high standard throughout, recently repainted, and with new flooring coverings including Amtico on the ground floor
- Bright lounge with tasteful decor
- Gorgeous white high gloss kitchen with space for dining and patio doors leading to the rear garden
- Recently refitted shower room, ensuite and downstairs WC
- 3 well presented bedrooms with new carpets
- Impressive, south facing and very private rear garden
- Monoblock 2 car driveway
- Easy access to M8 motorway
- COUNCIL TAX BAND:D - EPC RATING: D



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Move On are delighted to present to the market this lovely, rarely available 3 bedroom detached villa in Salsburgh - Kateswell Drive.

This fantastic home has been finished to a high standard throughout, and the accommodation features: A welcoming entrance hallway leading to a bright lounge with fresh, modern decor and Amtico herring-bone flooring; beautiful fitted kitchen with white high gloss wall and floor units, contrasting grey worktops, black Moduleo LVT flooring, space for dining, and patio doors leading out to the rear garden; convenient downstairs WC; 3 bedrooms on the first floor - 2 doubles and a single; and both the main family shower room and ensuite shower room have been recently refitted with luxury finishings.

Externally, there is an impressive rear garden – South facing, fully enclosed and very private - perfect for dining or entertaining outdoors; a large, full-length tool-shed / garden store to the side of the property; and to the front is a small garden and monoblock driveway for 2 cars.

Kateswell Drive is set within a sought after private residential area in Salsburgh, with easy access to the M8 motorway, and perfectly place for those commuting to either Glasgow or Edinburgh.

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ROOM MEASUREMENTS

Lounge:
5.60m (18' 4") x 4.20m (13' 9")

Kitchen / Dining:
5.20m (17' 1") x 2.50m (8' 2")

Downstairs WC:
1.40m (4' 7") x 1.00m (3' 3")

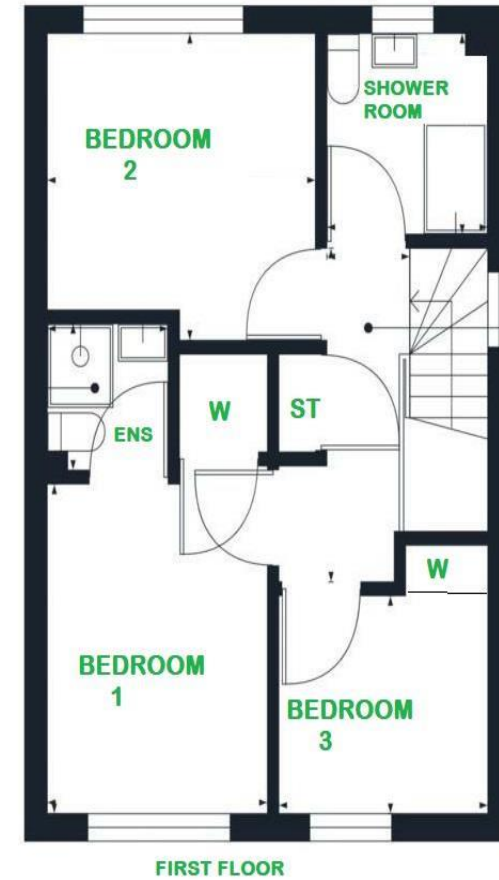
Bedroom 1:
3.20m (10' 6") x 2.70m (8' 10")

Ensuite:
1.54m (5' 1") x 1.50m (4' 11")

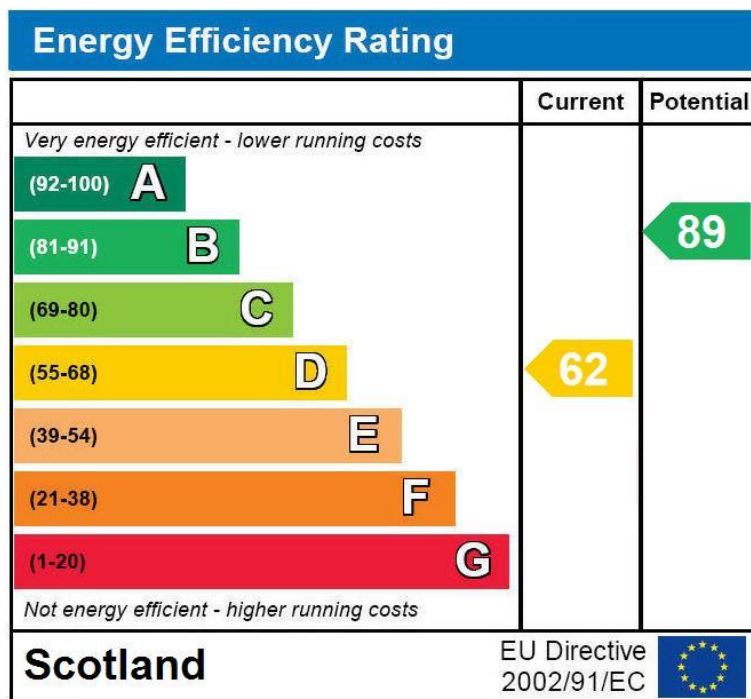
Bedroom 2:
3.17m (10' 5") x 3.00m (9' 10")

Bedroom 3:
2.40m (7' 10") x 2.10m (6' 11")

Shower Room:
2.10m (6' 11") x 1.95m (6' 5")



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.

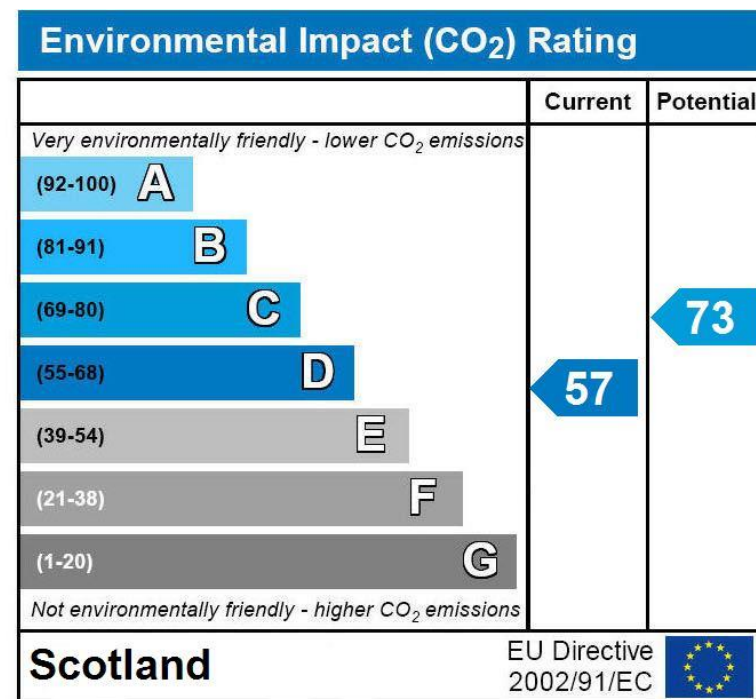


Energy Efficiency Rating

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 (62)**. 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 (57)**. 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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