



**Braedale Crescent,**  
Newmains, Wishaw ML2 9AF

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Braedale Crescent,  
Newmains  
ML2 9AF

First floor flat

3 Bedrooms  
1 Reception  
1 Bathroom



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## KEY FEATURES

- **First floor flat with own main door entry**
- **Great room sizes and lots of storage**
- **Bright lounge with carpeted flooring and feature fireplace**
- **Good sized kitchen with space for dining and a large pantry/ utility cupboard**
- **3 generous double bedrooms with fitted storage**
- **Partially tiled bathroom suite with shower over the bath**
- **2 car driveway to the front/side. Mature rear garden with lawn and drying green**
- **Within walking distance to shops, schools and local amenities as well as Asda supermarket**
- **Easy access to M8 and M74 motorways**
- **COUNCIL TAX BAND: B - EPC RATING: C**



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## Braedale Crescent, Newmains, Newmains, ML2 9AF

Move On are delighted to present to the market this 3 bedroom first floor flat in Newmains - Braedale Crescent.

This spacious upper flat has the following accommodation: A bright, front facing lounge with carpeted flooring and feature fireplace; a good sized kitchen with space for dining and a large utility/pantry cupboard; bathroom suite with shower over the bath; and 3 generous double bedrooms, all with storage. There is gas central heating, double glazing, and a large loft space for further storage.

Externally, there is a 2 car driveway which is laid with red chip stones; and a mature rear garden with a lawn drying green area, shrubs and plants.

Braedale Crescent is located in a popular area of Newmains, within walking distance of local amenities and shops located at Manse Road, as well as a large Asda supermarket. There is good road and public transport links by bus to neighbouring towns which include Wishaw and Carlisle. For those commuting by car, there is easy access to the M8 and M74 motorways

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## ROOM MEASUREMENTS

Lounge: 4.30m (14' 1") x 3.90m (12' 10")

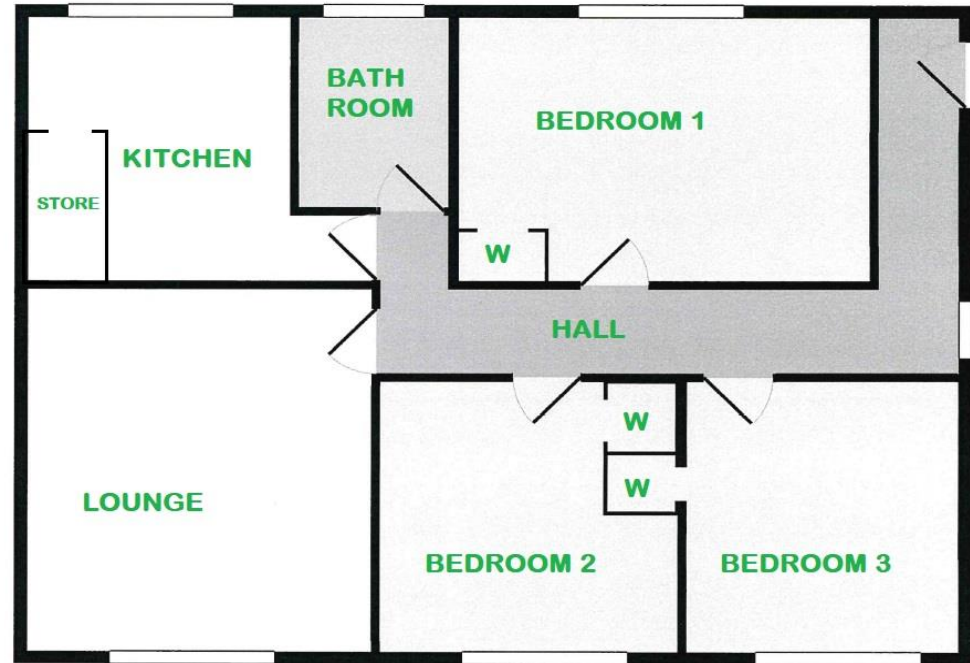
Kitchen / Dining: 4.00m (13' 1") x 3.30m (10' 10")

Bedroom 1: 4.50m (14' 9") x 3.30m (10' 10")

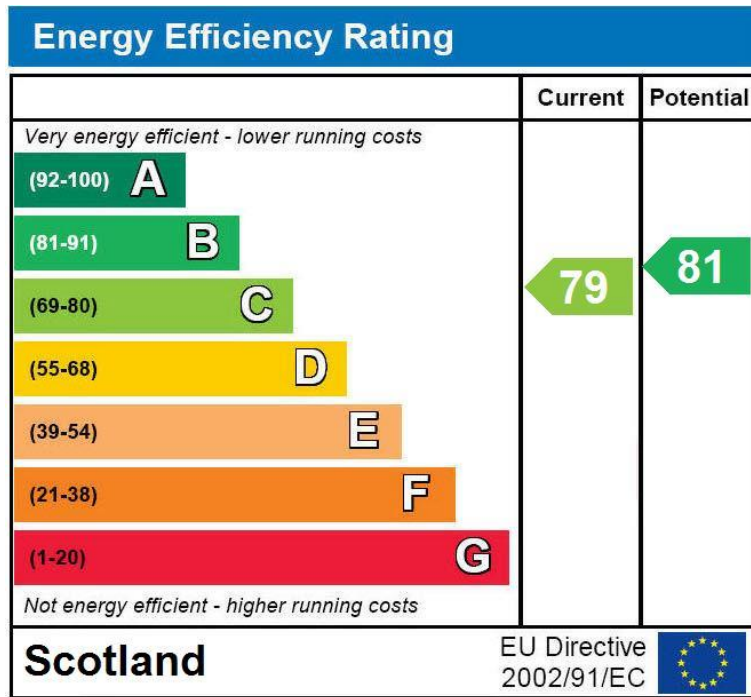
Bedroom 2: 3.40m (11' 2") x 3.40m (11' 2")

Bedroom 3: 3.40m (11' 2") x 3.10m (10' 2")

Bathroom: 5.00m (16' 5") x 3.30m (10' 10")



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.

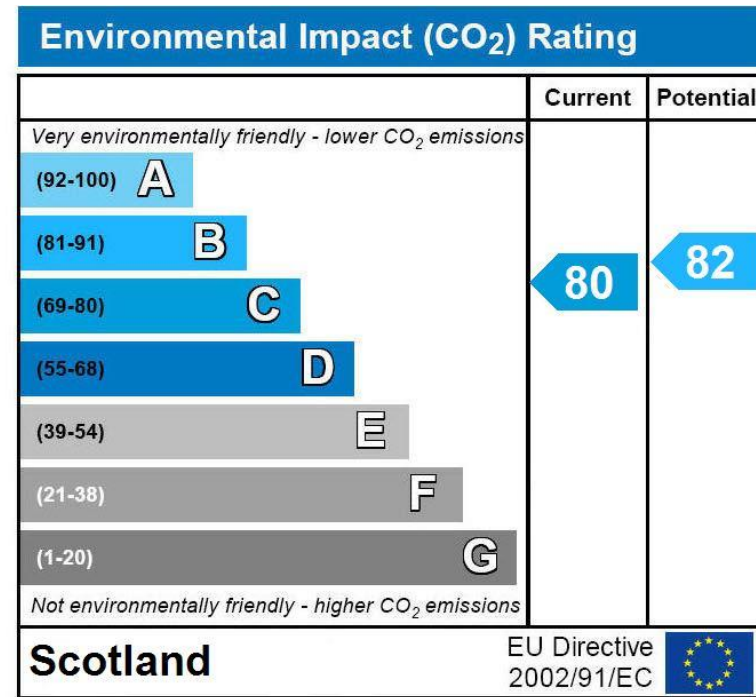


### Energy Efficiency Rating

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 (79)**. 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 C (80)**. 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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166 Merry Street, Motherwell, ML1 1NA

EMAIL : [info@moveonhomes.co.uk](mailto:info@moveonhomes.co.uk)

WEB : [www.moveonhomes.co.uk](http://www.moveonhomes.co.uk)

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