



**Raith Drive**  
Bellshill, ML4 2JF

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Raith Drive  
Bellshill  
ML4 2JF

**First floor flat**

**3 Bedrooms  
1 Reception  
1 Bathroom**



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**01698 757 125**

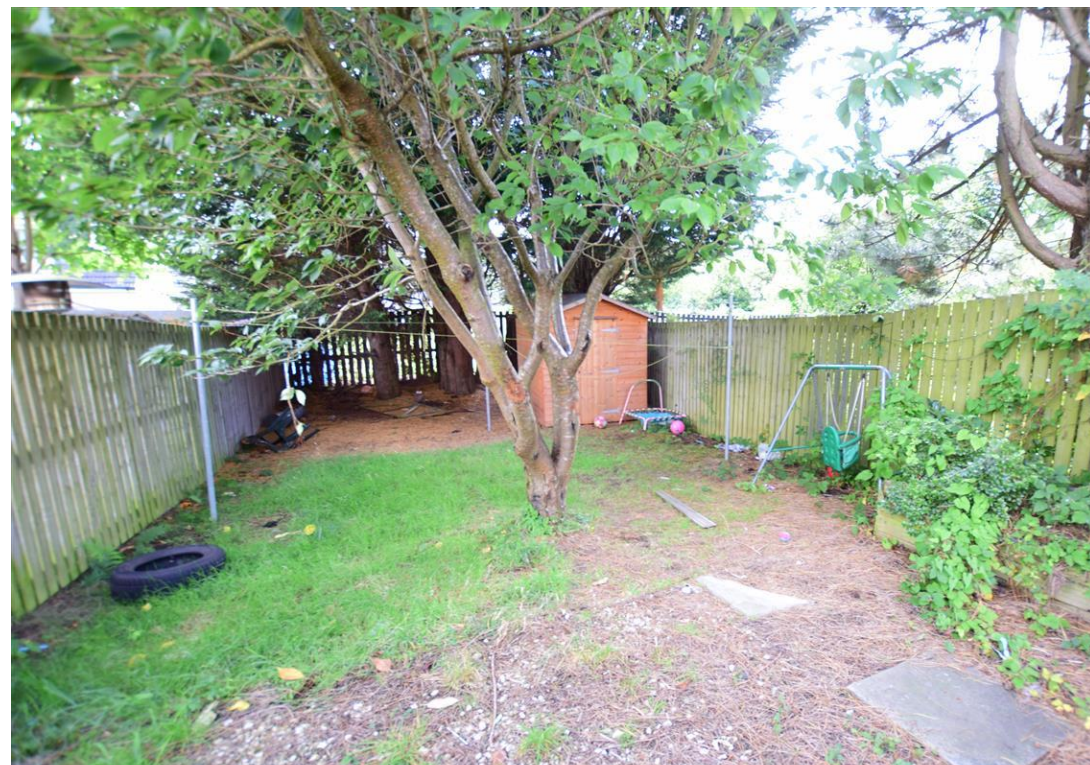
## KEY FEATURES

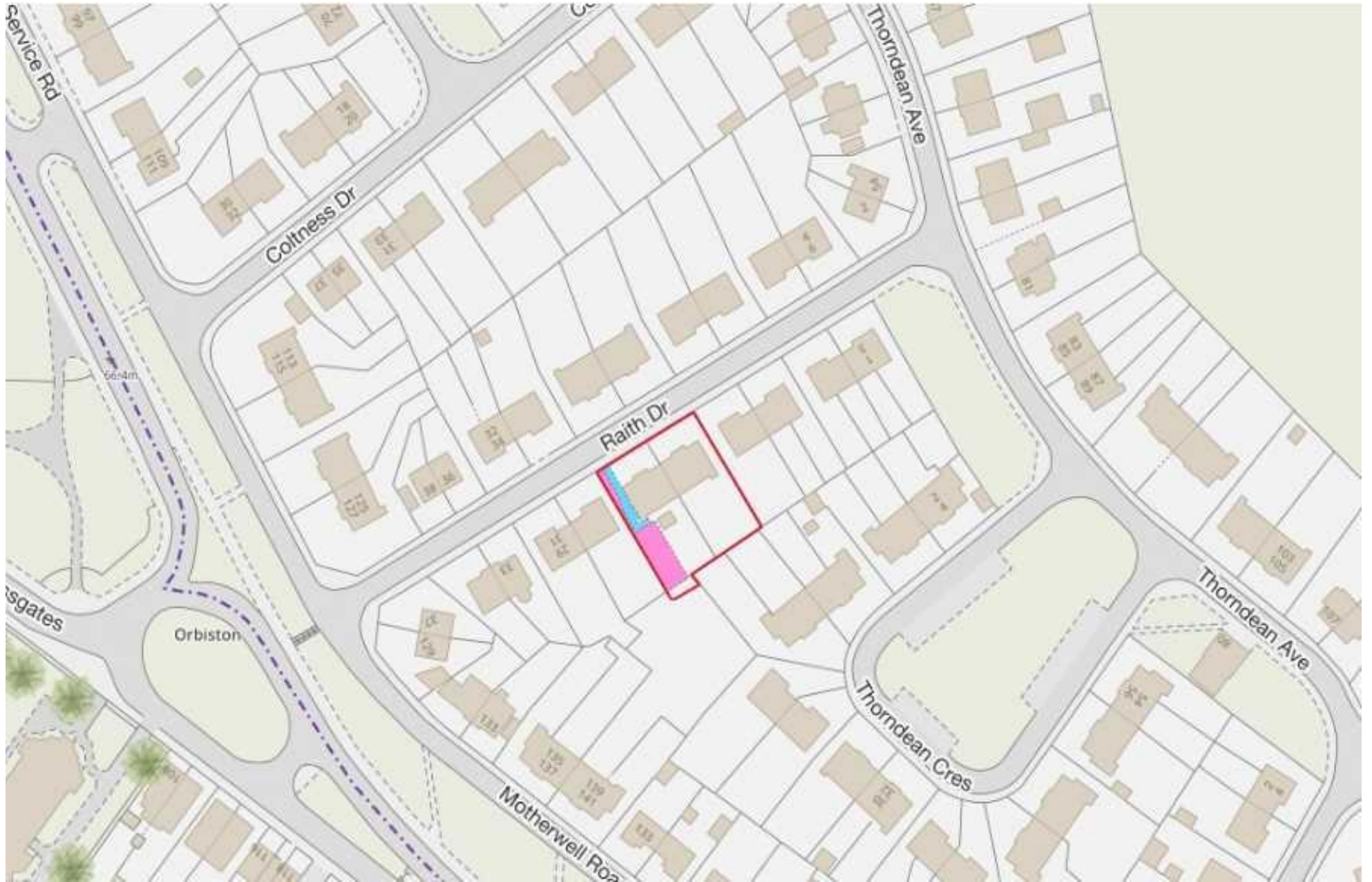
- **First floor flat with great room sizes and own main door entry**
- **Front facing lounge with neutral decor**
- **Good sized kitchen with white wall and floor units and tiled splashback**
- **3 double bedrooms**
- **Modern, fully tiled bathroom suite with shower over the bath**
- **Large rear garden with drying green**
- **Just a few moments walk to Bellshill town centre, shops, bars, restaurants and supermarkets**
- **Perfectly placed for those commuting by train, being just a few streets away and a very short walk to Bellshill train station, which has frequent services to Glasgow and Edinburgh**
- **Easy access to M8, M74 and M73 motorways as well as the A725 East Kilbride Expressway**
- **COUNCIL TAX BAND: A - EPC RATING: C**



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## Raith Drive, Bellshill, ML4 2JF

Move On are delighted to present to the market this 3 bedroom, first floor flat in Bellshill - Raith Drive.

This spacious flat has great room sizes, and the accommodation features: a front facing lounge with grey carpeted flooring and neutral decor; good sized kitchen with white wall and floor units, grey worktops, tiled splashback; vinyl flooring and space for dining; modern, fully tiled bathroom suite with a shower over the bath; and 3 double bedrooms. There is gas central heating and double glazing.

Externally, there is an enclosed, mature rear garden which has a drying green as well as some perimeter shrubs and trees, and there is a further garden area to the side. To the front there is on-street parking available.

Raith Drive is located within walking distance of Bellshill town centre, which has a good selection of local retailers, shops, take-aways, bars and supermarkets. It is also just a few moments walk to Bellshill train station, which has frequent services to Glasgow and Edinburgh. For those commuting by car, there is easy access to the M8, M74 and M73 motorways as well as the A725 East Kilbride Expressway.

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## ROOM MEASUREMENTS

Lounge: 4.70m (15' 5") x 3.90m (12' 10")

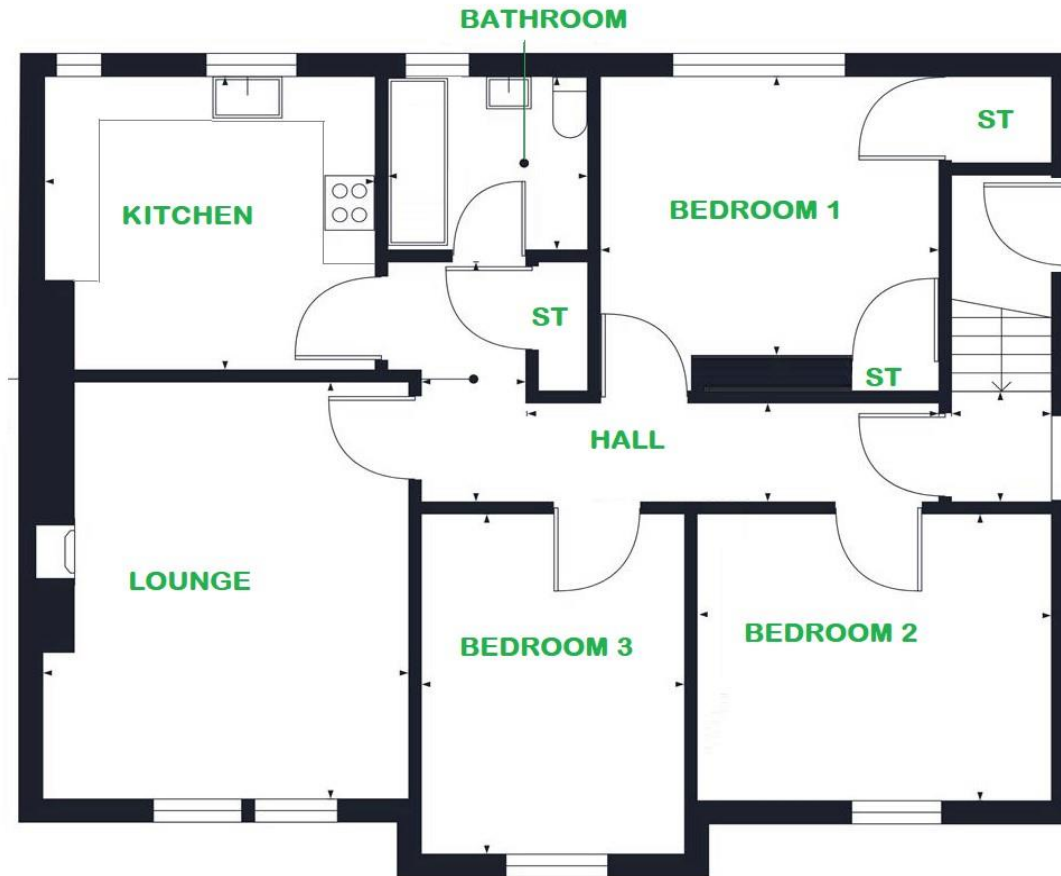
Kitchen: 3.23m (10' 7") x 3.40m (11' 2")

Bedroom 1: 3.76m (12' 4") x 3.76m (12' 4")

Bedroom 2: 3.40m (11' 2") x 3.20m (10' 6")

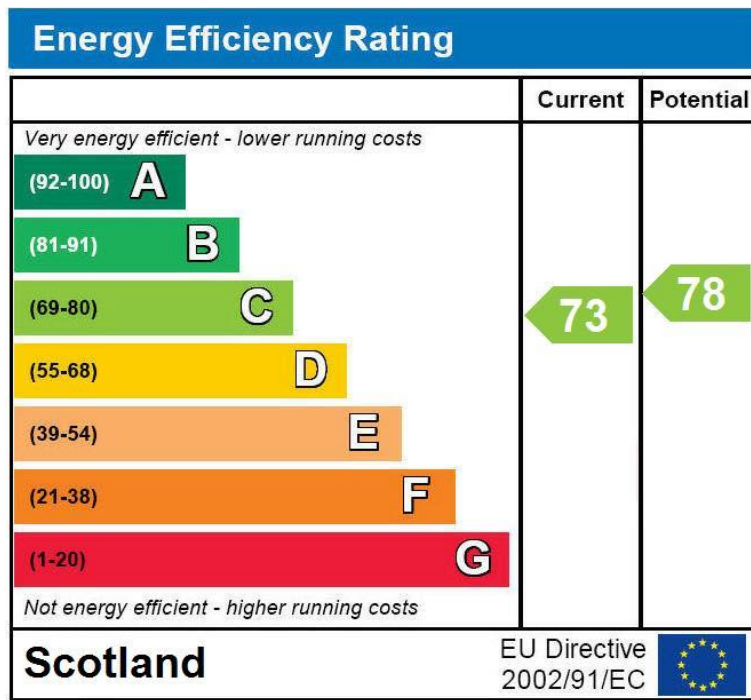
Bedroom 3: 3.90m (12' 10") x 2.70m (8' 10")

Bathroom: 2.00m (6' 7") x 1.95m (6' 5")



Floorplans are indicative only - not to scale

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.

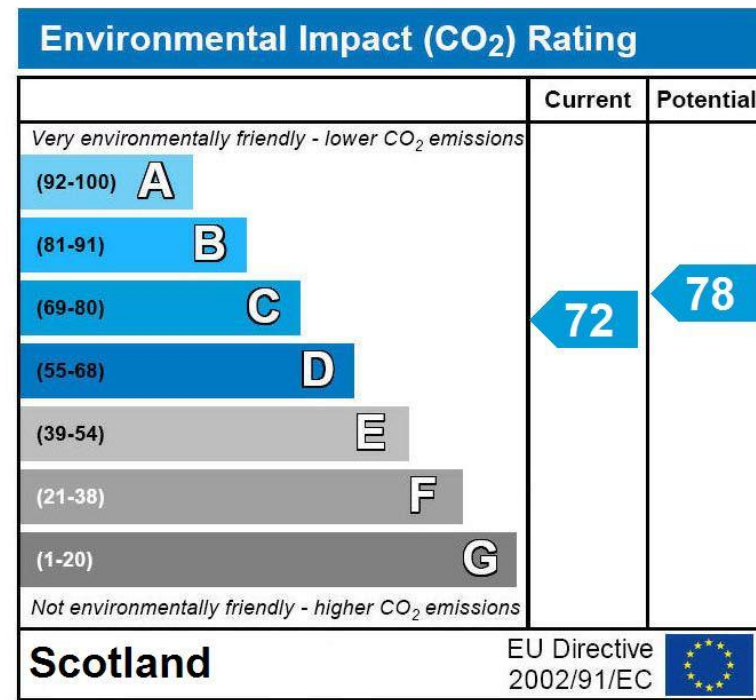


### Energy Efficiency Rating

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 (73)**. 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 (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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