



**Kelvin Drive**

Shotts, ML7 5NA

**move**  **on**



Kelvin Drive  
Shotts  
ML7 5NA

Semi-detached  
bungalow

2 Bedrooms  
1 Reception  
1 Bathroom



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## KEY FEATURES

- Well presented semi-detached bungalow
- Living accommodation all on the ground level
- Bright lounge with laminate flooring, feature wall and fireplace
- Recently refitted kitchen with 2-tone matt grey and white wall and floor units
- Modern bathroom suite with jacuzzi bath and shower
- 2 double bedrooms
- Sizeable garden to the rear with patio area, and large lawn. Driveway to the front
- Close to local amenities, schools and Shotts Train Station
- Easy access to the M8 motorway
- COUNCIL TAX BAND: A - EPC RATING: C



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## Kelvin Drive, Shotts, ML7 5NA

Move On are delighted to present to the market this lovely 2 bedroom semi-detached bungalow in Shotts - Kelvin Drive.

This fantastic home has living accommodation all on the ground level which includes: A bright, front facing lounge with feature media wall & fireplace, and grey laminate flooring; a stunning, recently refitted kitchen with a mix of matt grey and white wall & floor units, decorative rose gold handles/trims and an integrated fridge-freezer; 2 good sized double bedrooms; and a modern bathroom suite finished with stylish wet-wall panelling, grey vanity unit, and with a shower over a jacuzzi bath. There is gas central heating and double glazing.

Externally, there is a sizeable, fully enclosed back garden, which has a raised patio, large lawn area, and a chipped stone area; and to the front is a small lawn area and driveway providing off street parking.

Kelvin Drive is located in a popular residential pocket in the Stane area of Shotts, which has a good selection of local amenities for day to day shopping, schools, leisure facilities, golf course and a train station which has frequent services to Glasgow and Edinburgh. For those commuting by car, there is easy access to the M8 motorway.

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## ROOM MEASUREMENTS

Lounge: 4.27m (14' 0") x 3.92m (12' 10")

Kitchen: 3.60m (11' 10") x 3.10m (10' 2")

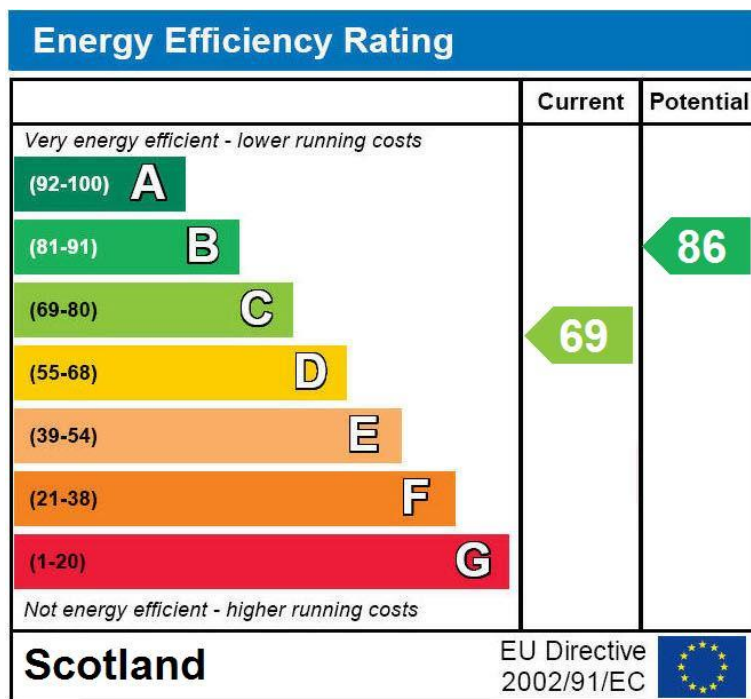
Bedroom 1: 3.60m (11' 10") x 3.30m (10' 10")

Bedroom 2: 3.80m (12' 6") x 3.00m (9' 10")

Bathroom: 2.30m (7' 7") x 2.00m (6' 7")



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.

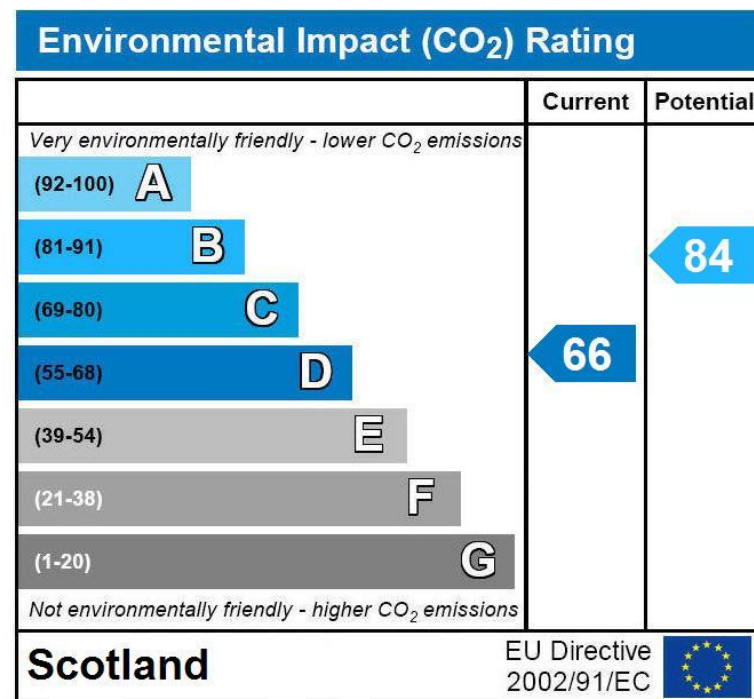


### Energy Efficiency Rating

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 (69)**. 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 D (66)**. 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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