



Park Street
Cleland, ML1 5PP

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Semi

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Rarely available semi-detached bungalow located in the Parkside area of Cleland
- Lovely lounge which has been recently decorated, with feature media wall and illuminated decorative niches
- Dining kitchen with cream wall and floor units, and patio doors leading out to the rear garden
- Modern, fully tiled shower room
- 2 double bedrooms both with storage cupboards
- Floored attic space for storage
- Large Garden with monoblock driveway - parking for 4-5 cars - and a detached garage
- Close to local amenities, schools and Cleland train station which has frequent services to Glasgow and Edinburgh
- Easy access to the M8 and M74 motorways
- COUNCIL TAX BAND: A EPC RATING:C



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Park Street, Cleland, ML1 5PP

Move On are delighted to present to the market this rarely available 2 bedroom semi-detached bungalow in Cleland – Park Street.

This immaculate home has living accommodation all on the ground level, which includes : A bright, front facing , lounge with decorative feature wall and illuminated niches; a good sized kitchen with cream wall and floor units, tiled walls and floors, space for dining and patio doors leading out to the rear garden; 2 double bedrooms, both with a fitted storage cupboard; and a modern, fully tiled shower room. There is gas central heating (new boiler installed in 2019), double glazing, and the loft space has been floored and lined for storage and is accessed via a pull-down loft ladder.

Externally, the property sits on a large corner plot – to the side is a monoblock driveway suitable for 4-5 cars which leads to a detached larger style single garage; and the front and rear are mostly laid to lawn with decorative borders.

Park Street is located in the Parkside area of Cleland, Motherwell. There are a range of local amenities for day to day shopping at Cleland's Main Street, a train station connecting Glasgow and Edinburgh; and local Primary schools nearby. A larger selection of retail facilities can be found at neighbouring towns Wishaw, Motherwell and Bellshill including Retail Parks, major supermarkets, Sports centres and Golf Courses. For those commuting by car, the M8 motorway is just a few moments' drive, and the M74, M73 and East Kilbride Expressway are all within easy reach.

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ROOM MEASUREMENTS

Lounge: 4.20m (13' 9") x 3.60m (11' 10")

Kitchen: 3.60m (11' 10") x 2.90m (9' 6")

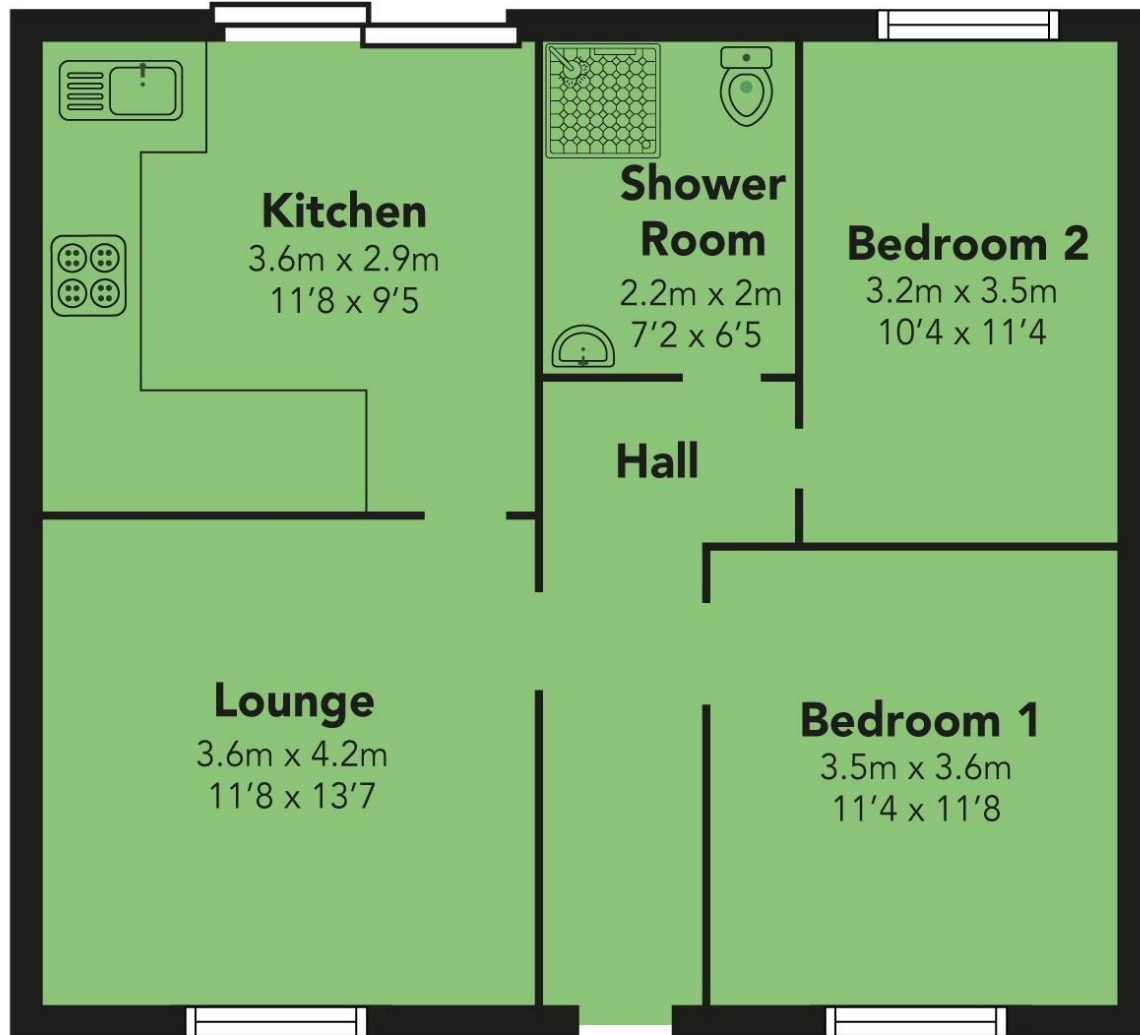
Bedroom 1: 3.60m (11' 10") x 3.50m (11' 6")

Bedroom 2: 3.50m (11' 6") x 3.20m (10' 6")

Shower Room: 2.20m (7' 3") x 2.00m (6' 7")

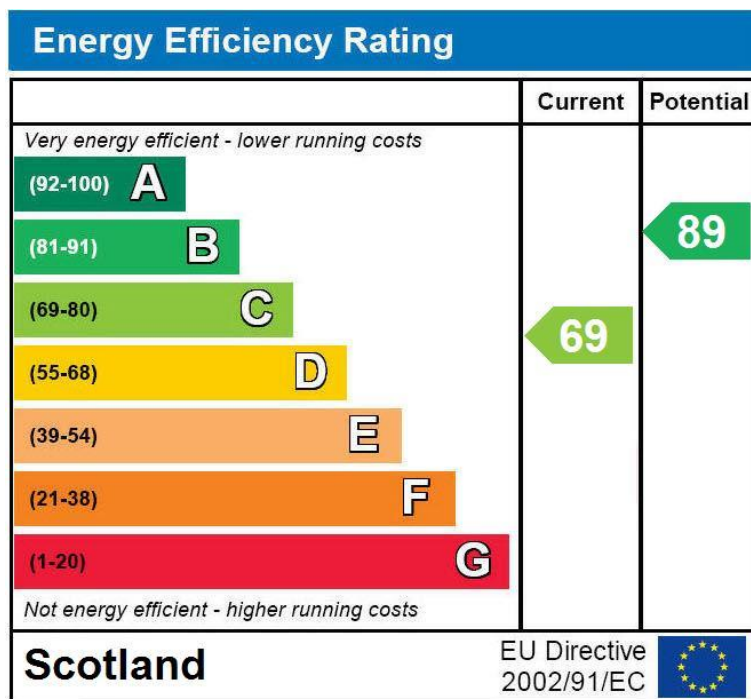
(Floored Attic: 4.40m (14' 5") x 4.30m (14' 1"))

GROUND FLOOR



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.

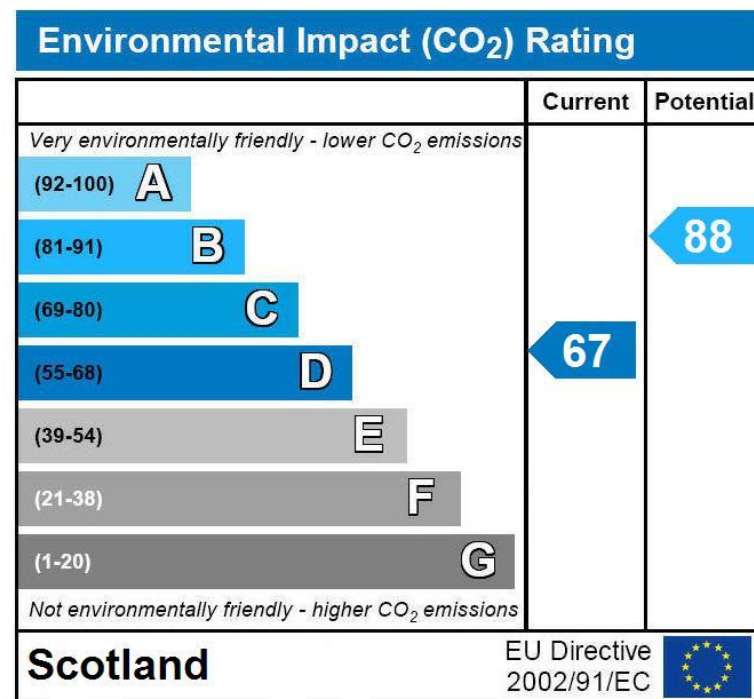


Energy Efficiency Rating

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 (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 (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 (67)**. 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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