



McMahon Drive
Newmains, ML2 9BS

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McMahon Drive
Newmains
ML2 9BS

Bungalow

3 Bedrooms
1 Reception
2 Bathrooms



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KEY FEATURES

- Rarely available detached bungalow
- Living accommodation all on the ground level
- Bright lounge and dining area with laminate flooring
- Fitted kitchen with white wall and floor units, contrasting oak coloured worktops and tiled flooring
- 3 bedrooms - 2 doubles and a single. Fitted wardrobes in bedroom 1
- Recently modernised bathroom suite + separate WC
- Sweeping, multi car driveway with parking for several cars and a detached garage
- Great sized, enclosed garden with lots of privacy
- Close to local amenities, and easy access to the M8 motorway
- COUNCIL TAX BAND:D EPC RATING: C



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McMahon Drive, Newmains, ML2 9BS

Move On are delighted to present to the market this rarely available, 3 bedroom detached bungalow in Newmains - McMahon Drive.

This lovely home has living accommodation all on the ground level which includes A bright and spacious lounge and dining room with laminate flooring and patio doors leading out to the garden; kitchen with white wall and floor units, contrasting oak coloured worktops and tiled flooring; recently modernised bathroom finished with grey wet-wall panelling; additional WC; and 3 bedrooms - 2 doubles and a single, with the main bedroom benefiting from fitted wardrobes. There is gas central heating and double glazing.

Externally, the property sits on a large corner plot - to the front is a sweeping, multi-car driveway with perimeter shrubs and trees, and double gates lead to a further car parking area and to the single garage. The gardens to the rear and side are a great size too, very private and mostly laid to lawn.

McMahon Drive is a popular location in Newmains, yet still within easy reach of local amenities including shops, supermarkets, leisure facilities and schools. For those commuting by car, the M8 motorway is just a few minutes' drive, connecting the M74, M73 and beyond. There are train stations at nearby Cleland and Wishaw.



ROOM MEASUREMENTS

Lounge / Dining: 6.90m (22' 8") x 3.40m (11' 2")

Kitchen: 3.00m (9' 10") x 2.80m (9' 2")

Bedroom 1: 3.80m (12' 6") x 3.10m (10' 2")

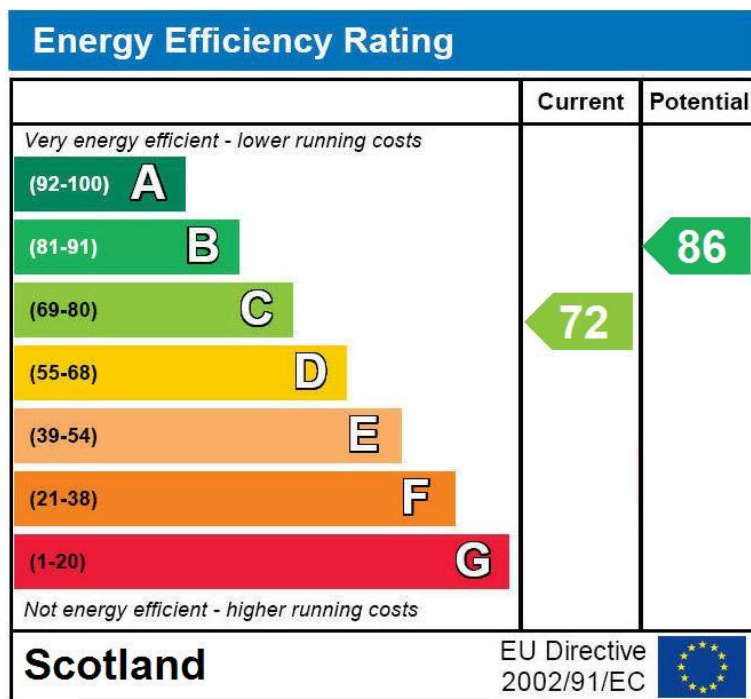
Bedroom 2: 3.80m (12' 6") x 2.70m (8' 10")

Bedroom 2: 3.00m (9' 10") x 2.60m (8' 6")



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.

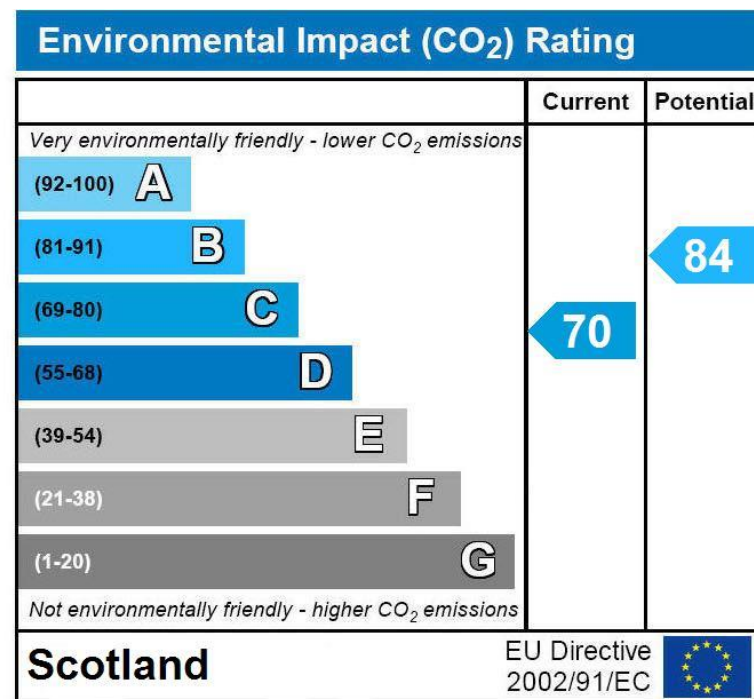


Energy Efficiency Rating

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 (72)**. 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 C (70)**. 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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