



Lady Nancy Crescent,
Blantyre, G72 9BF

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Blantyre
G72 9BF

End Terrace

3 Bedrooms
1 Reception
3 Bathrooms



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KEY FEATURES

- Beautifully presented end terraced home
- Impressive open plan living area on the ground floor
- Bright lounge with oak coloured LVT flooring and bi-folding doors leading out to the rear garden
- Stunning kitchen with integrated appliances and space for dining
- 3 bedrooms with fresh decor
- Downstairs WC + main bathroom + ensuite shower room
- Enclosed garden to the rear with decked and paved patio, and lawn area. 2 allocated parking spaces to the front
- Located in the quiet and desirable Greenhall Village estate, built by Avant
- Close to local amenities, retail and leisure facilities in Blantyre, Hamilton and East Kilbride. Easy access to A725 and M74 motorway
- COUNCIL TAX BAND: D - EPC RATING: C

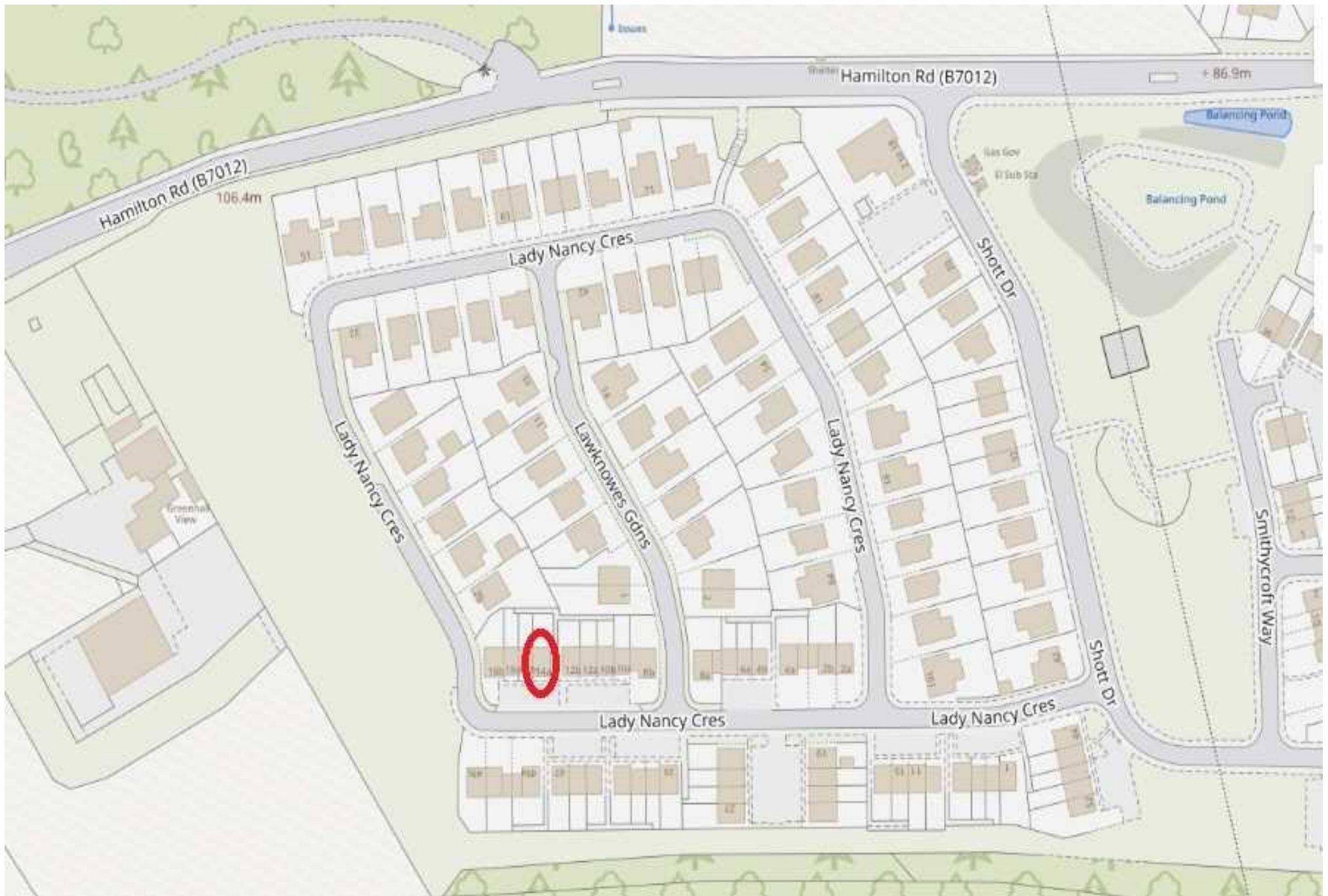
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Lady Nancy Crescent, Blantyre, G72 9BF

Move On are delighted to present to the market this gorgeous 3 bedroom, end-terraced home in Blantyre - Lady Nancy Crescent.

This stunning home, built by Avant, is finished to an excellent standard throughout and is in walk-in condition, just ready to put your furniture down! The accommodation features an impressive open plan living, dining and entertaining space on the ground floor, with a bright rear facing lounge area which has bi-folding doors maximising light into the room and looking out to the rear garden, modern kitchen with integrated appliances and space for dining, oak coloured LVT flooring; a large store/utility cupboard; and a convenient downstairs WC. On the upper floor there are 3 well-presented bedrooms, with the main room benefiting from an ensuite shower room; and a stylish bathroom suite. There is gas central heating and double glazing.

Externally, there is a fully enclosed garden to the rear which is mostly laid to lawn and has a decked and paved patio area; and to the front there are 2 allocated parking spaces.

Lady Nancy Crescent is situated in the desirable 'Greenhall Village' estate in Blantyre, close to local amenities, retail and leisure facilities in Blantyre, Hamilton and East Kilbride. For those commuting by car, there is easy access to the A725 East Kilbride Expressway and M74 motorways.



ROOM MEASUREMENTS

Lounge: 5.05m (16' 7") x 3.04m (10' 0")

Kitchen / Dining: 5.05m (16' 7") x 5.00m (16' 5")

Downstairs WC: 1.73m (5' 8") x 1.50m (4' 11")

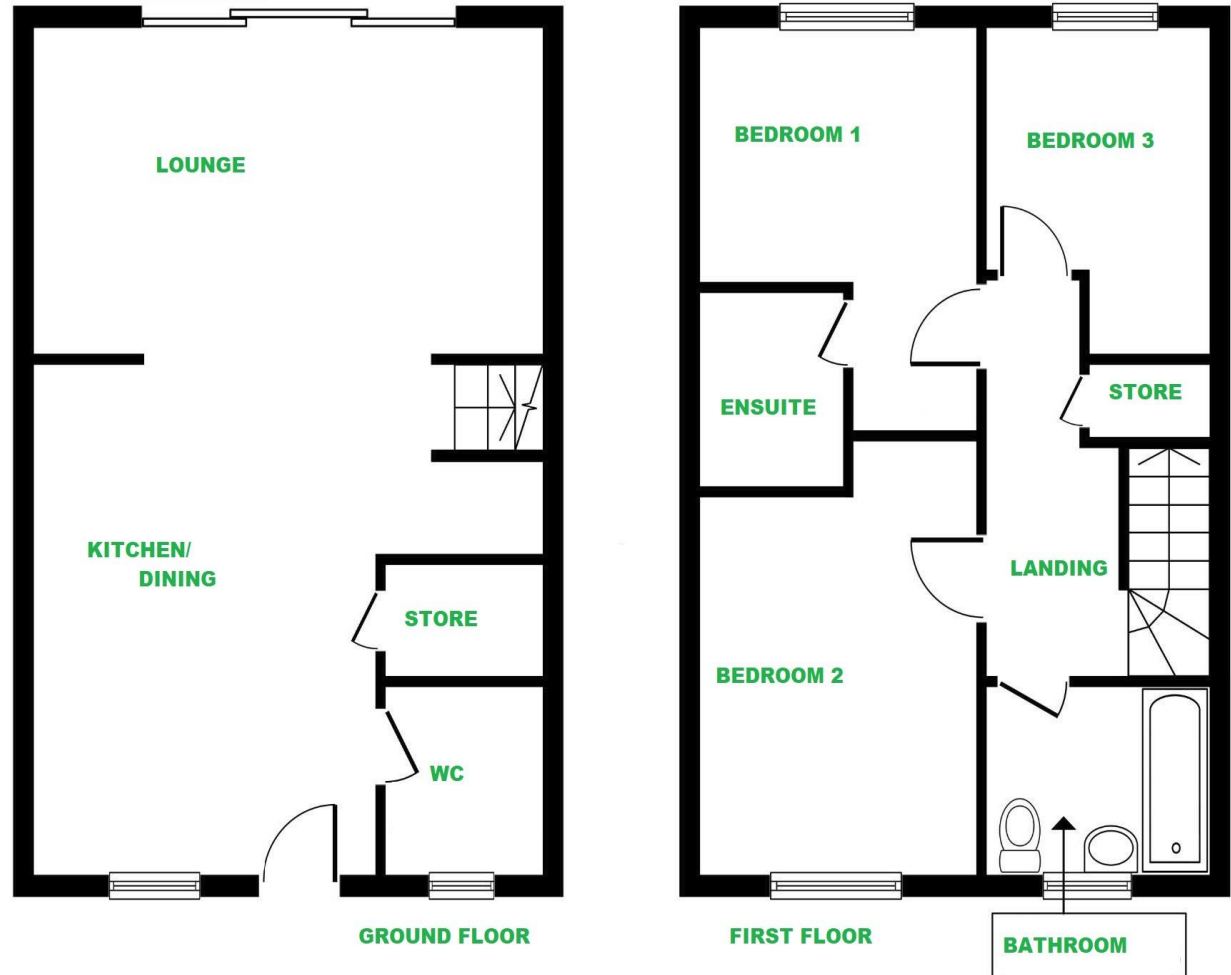
Bedroom 1: 4.86m (15' 11") x 2.74m (9' 0")

Ensuite: 2.20m (7' 3") x 1.30m (4' 3")

Bedroom 2: 3.48m (11' 5") x 2.74m (9' 0")

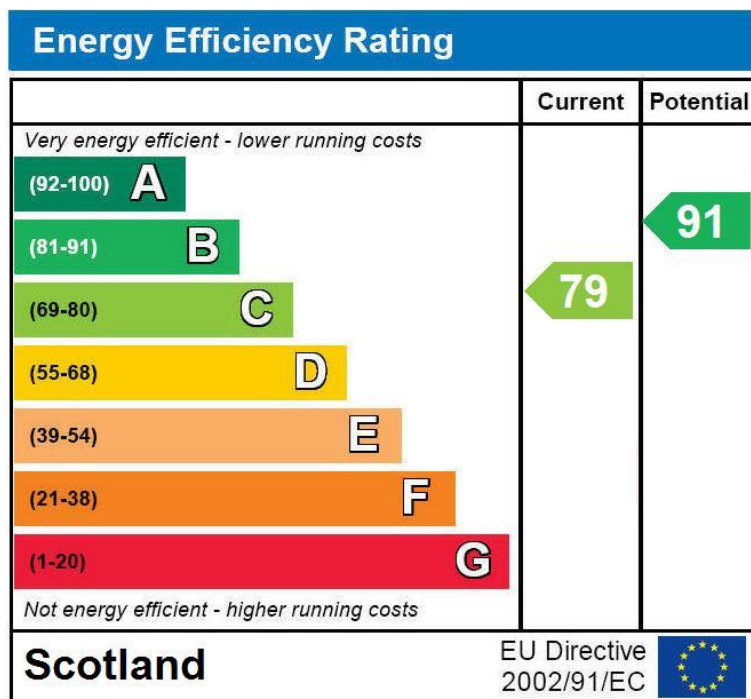
Bedroom 3: 3.28m (10' 9") x 2.34m (7' 8")

Bathroom: 2.31m (7' 7") x 1.73m (5' 8")



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.

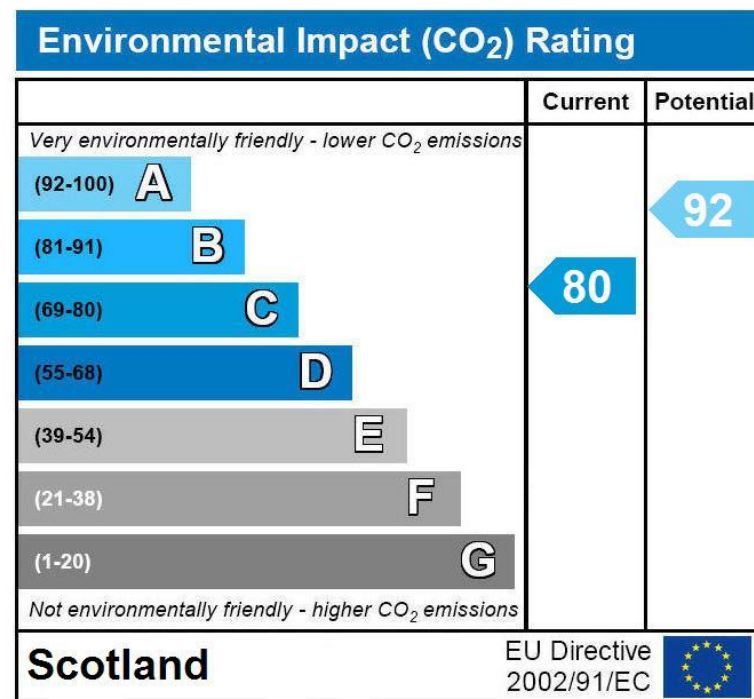


Energy Efficiency Rating

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 (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 (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 (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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