



McCourt Gardens

Bellshill, ML4 1QB

move  **on**

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Bellshill
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Flat/Apartment

2 Bedrooms
1 Reception
1 Bathroom



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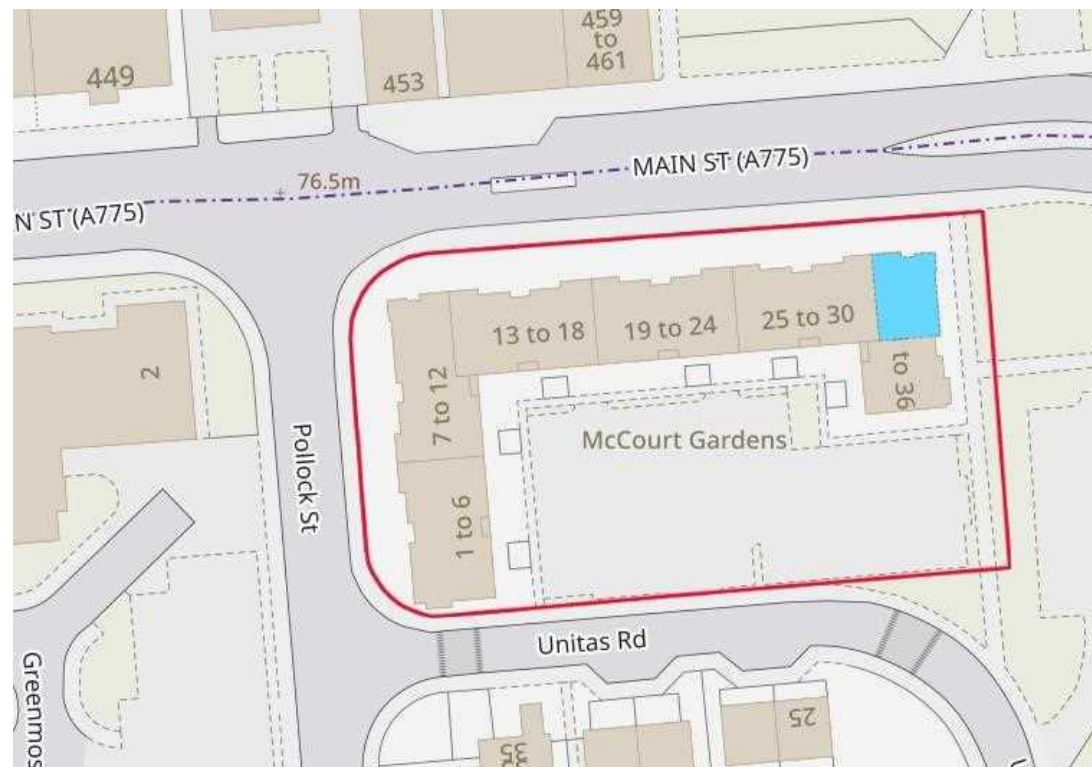
KEY FEATURES

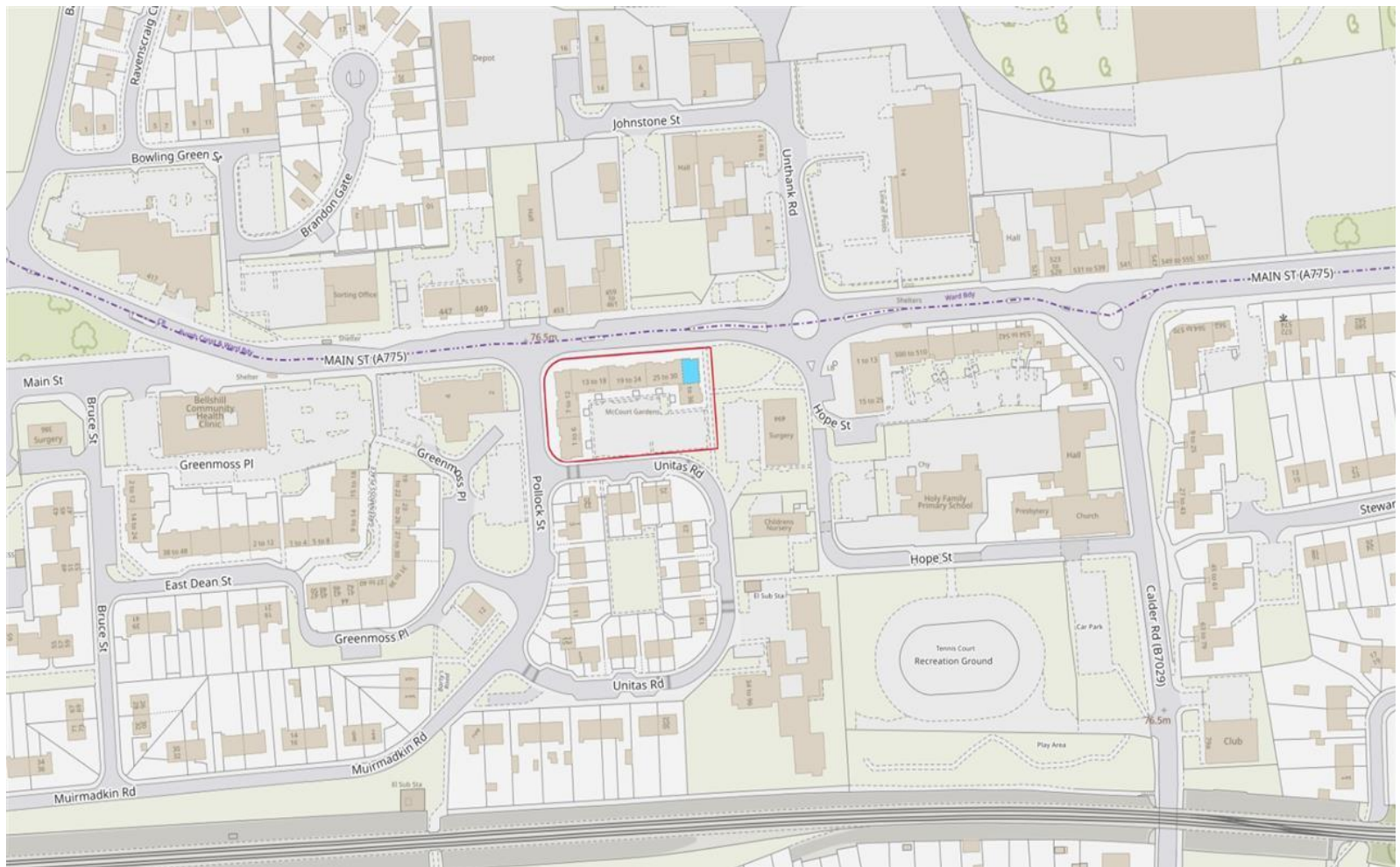
- Ground floor flat in walk-in condition
- Spacious lounge with laminate flooring, neutral decor and space for dining
- Cream fitted kitchen with contrasting worktops and integrated appliances
- 2 double bedrooms with fitted wardrobes in bedroom 1 plus a large storage/box room
- Recently refitted shower room
- New Boiler under 2 years old
- Residents parking to rear
- Walking distance to Bellshill Main Street, shops, restaurants, bars and train station
- Easy access to M8 and M74 motorways
- COUNCIL TAX BAND: C - EPC RATING:C



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McCourt Gardens, Bellshill, ML4 1QB

Move On are delighted to present to the market this 2 bedroom, ground floor flat in Bellshill - McCourt Gardens.

This lovely home is in walk-in condition, with generous room sizes and excellent storage, and would be perfectly suited for those looking for living accommodation all on the ground level.

The accommodation features: A bright lounge with space for dining, laminate flooring and neutral decor; fitted kitchen with cream wall and floor units, contrasting worktops and integrated fridge freezer and washing machine; 2 double bedrooms with fitted wardrobes and dual aspect windows in the main bedroom; recently refitted shower room; and a box room which makes for great storage but could also be converted to a small study or home office. There is gas central heating with a new boiler installed just over a year ago, double glazing, and security entry.

Externally there is a large parking area for residents and guests to the rear of the building, and manicured gardens all round.

McCourt Gardens is situated in a popular location in the Mossend area of Bellshill, close to Bellshill Main Street which has a good selection of shops, bars and restaurants as well as major supermarkets including Morrisons, Tesco and Aldi. Bellshill train station is also located within the town centre with frequent services to Glasgow and Edinburgh, and for those commuting by car, the M8, M74 and A725 East Kilbride Expressway are all within a few minutes' drive.



ROOM MEASUREMENTS

Lounge: 6.39m (21' 0") x 3.73m (12' 3")

Kitchen: 3.05m (10' 0") x 2.29m (7' 6")

Bedroom 1: 3.65m (12' 0") x 3.52m (11' 7")

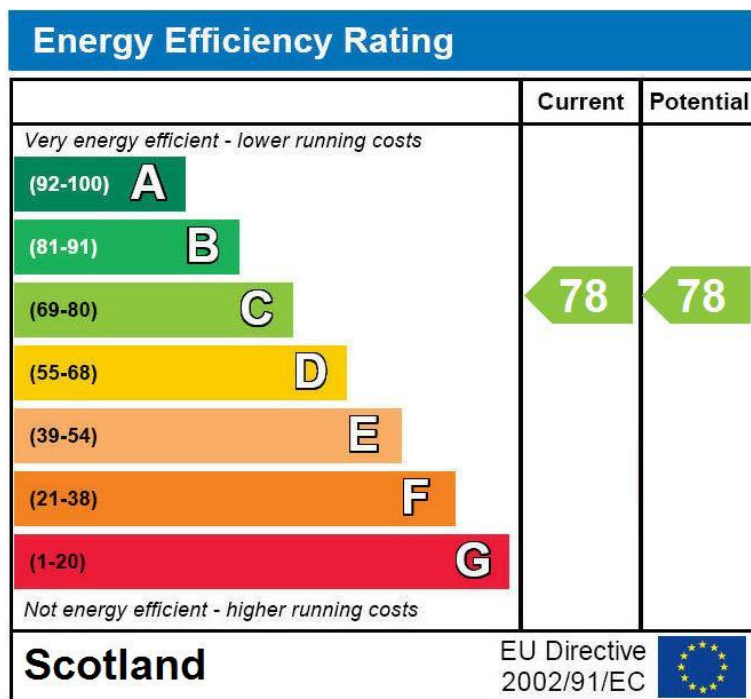
Bedroom 2: 3.12m (10' 3") x 2.52m (8' 3")

Bathroom: 1.97m (6' 6") x 1.92m (6' 4")



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.

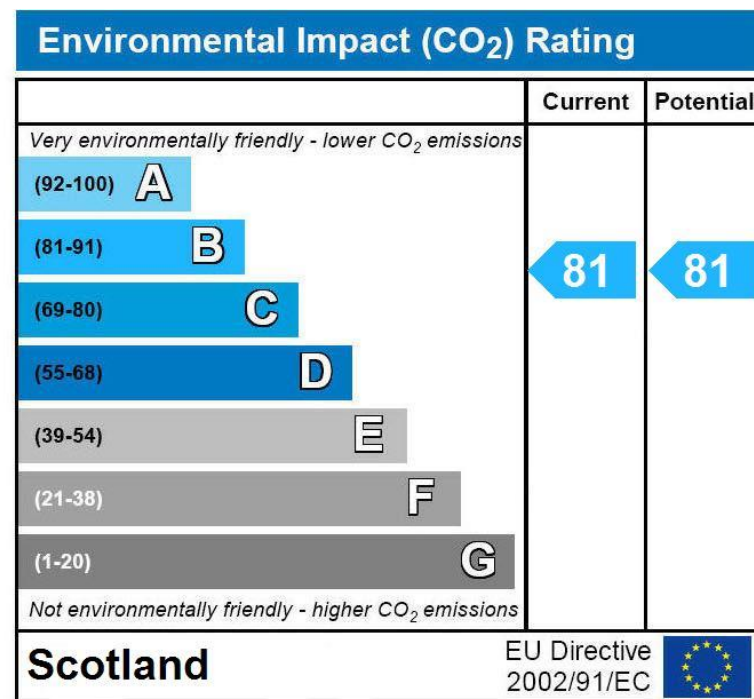


Energy Efficiency Rating

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 (78)**. 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 B (81)**. 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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