



Sykehead Avenue
Bellshill, ML4 1QJ

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Sykehead Avenue
Bellshill
ML4 1QJ

First Floor Flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Well presented first floor flat with own main door entry
- Bright lounge with tasteful decor
- Good sized kitchen with two-tone wall and floor units and grey worktops
- 2 double bedrooms
- Brand new shower room
- Freshly painted with new carpets throughout
- Large, enclosed garden to rear
- Quiet and popular location close to Bellshill Main Street, shops, bars, supermarkets and Train Station
- Just a few moments drive to M74 and M8 motorways
- COUNCIL TAX BAND: A - EPC RATING: C



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Sykehead Avenue, Bellshill, ML4 1QJ

Move On are delighted to present to the market this lovely 2 bedroom first floor flat in Bellshill - Sykehead Avenue.

The accommodation features: A bright, front facing lounge with feature wall decor; good sized kitchen with two-tone wall and floor units, grey worktops and tiled flooring; 2 double bedrooms; and a gorgeous, brand new shower room finished with stylish grey panelling and a chrome towel rail. There is gas central heating and double glazing. The property has been freshly painted throughout and has new carpeted floor coverings.

Externally there is a large, fully enclosed private rear garden which is mostly laid to lawn and has a paved patio area; a further garden area to the side; and there is on street parking for residents and guests to the front.

Sykehead Avenue is a popular and quiet location, 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 and within walking distance to the flat, with frequent services to Glasgow and Edinburgh. For those commuting by car, the M8, M74 and A725 East Kilbride Expressway are all within a few minutes drive.



ROOM MEASUREMENTS

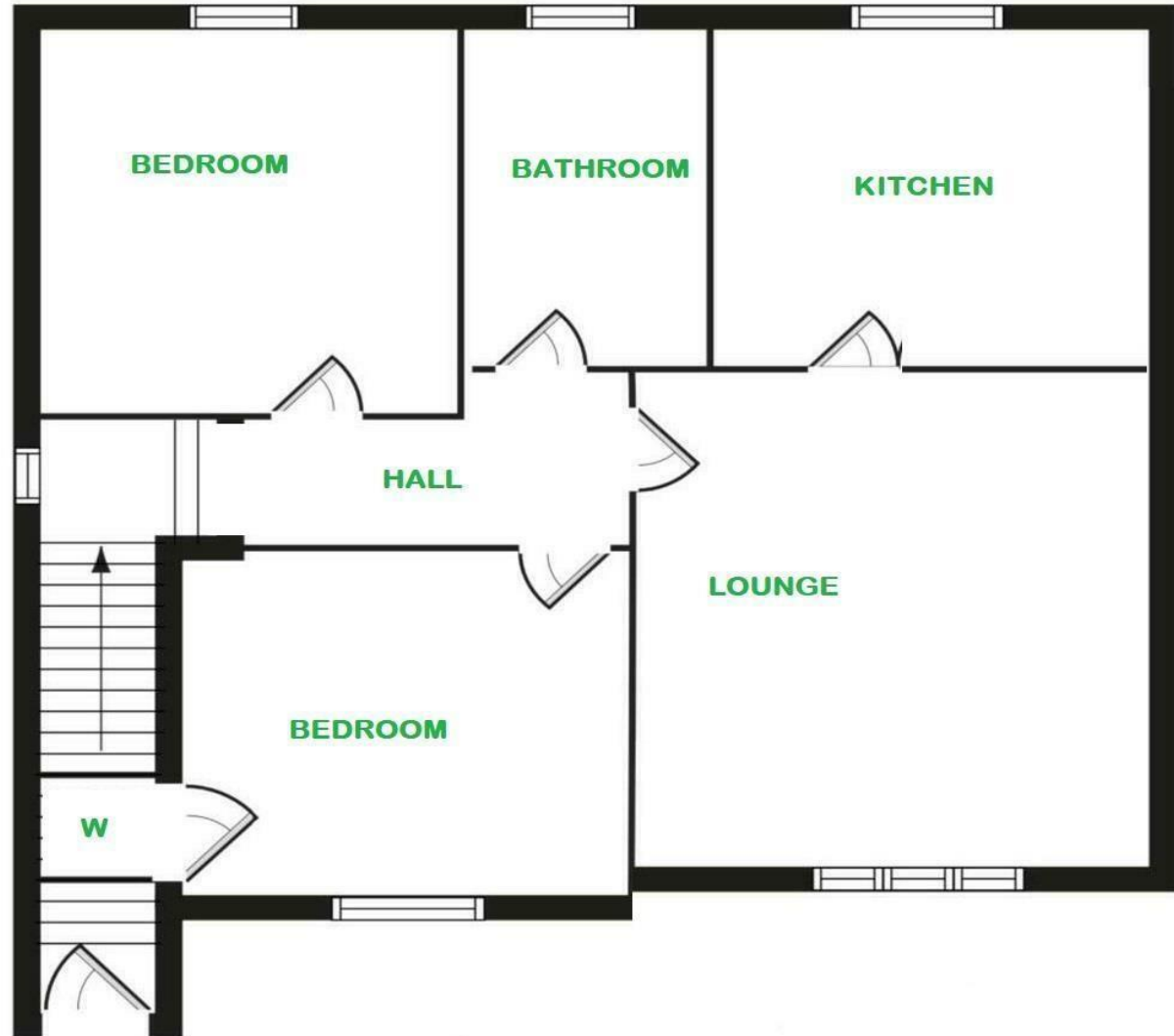
Lounge: 4.50m (14' 9") x 3.45m (11' 4")

Kitchen: 3.00m (9' 10") x 2.45m (8' 0")

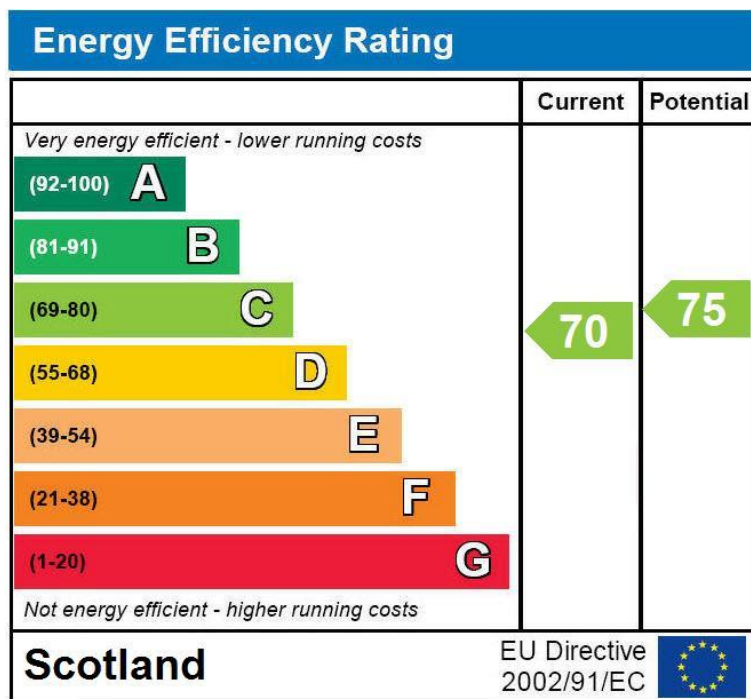
Bedroom 1: 4.00m (13' 1") x 3.50m (11' 6")

Bedroom 2: 3.20m (10' 6") x 2.50m (8' 2")

Bathroom: 2.40m (7' 10") x 1.50m (4' 11")



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.

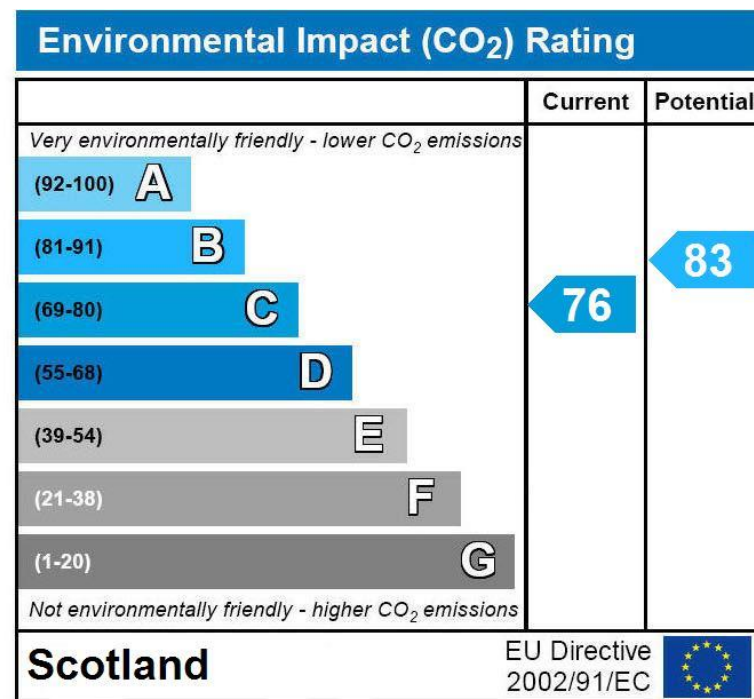


Energy Efficiency Rating

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 (70)**. 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 (76)**. 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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