



Carfin Road
Newarthill, ML1 5AB

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Carfin Road
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ML1 5AB

Semi-detached

**2 Bedrooms
1 Reception
1 Bathroom**



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01698 757 125

KEY FEATURES

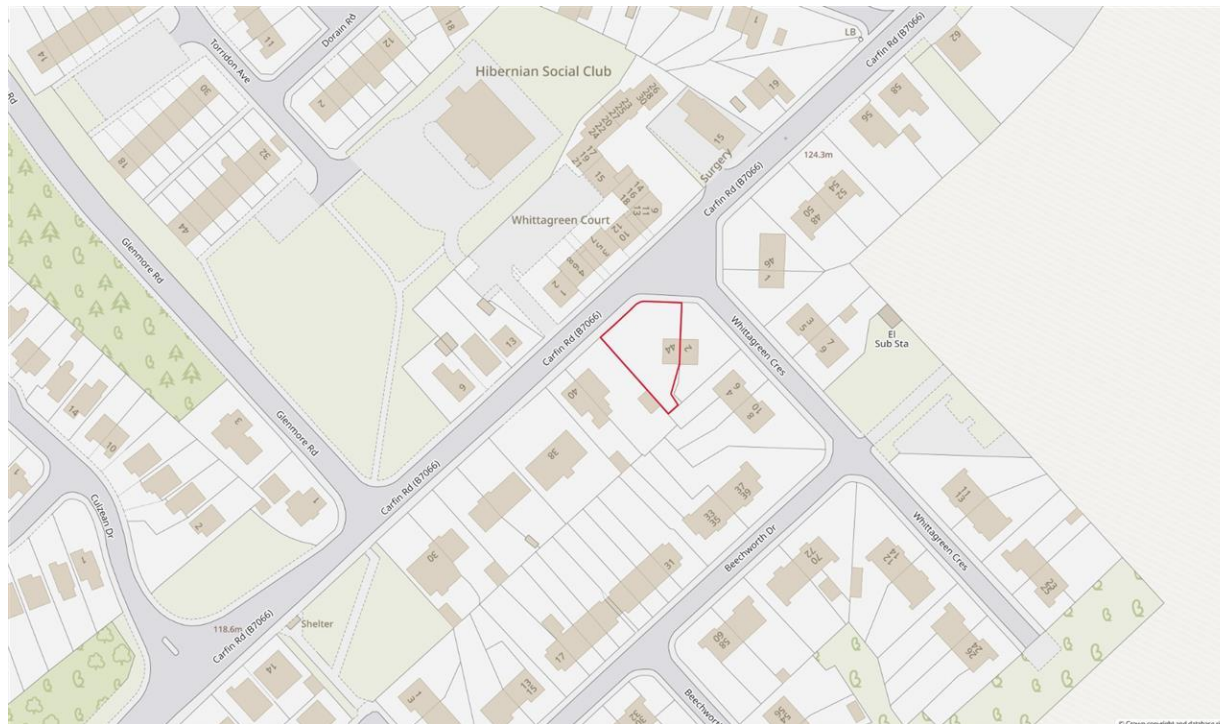
- Semi detached home in a popular location
- Bright, front facing lounge with feature fireplace and bay window
- Good sized kitchen with grey wall and floor units, space for dining, separate utility area and large store
- 2 double bedrooms with fitted wardrobes
- Modern wet-room style shower room finished with white mirrored chip wall panelling
- Large corner plots with fantastic garden area to front, side and rear
- Just a few minutes walk to Carfin Train Station which has frequent services to Glasgow and Edinburgh
- Close to local amenities and schools, as well as public transport links
- Easy access to M74 and M8 motorways
- COUNCIL TAX BAND: A - EPC RATING: D

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Carfin Road, Newarthill, ML1 5AB

Move On are delighted to present to the market this 2 bedroom semi-detached home in Newarthill - Carfin Road.

This great sized home features a welcome entrance vestibule; front facing lounge with carpeted flooring, bay window and feature fireplace; good sized kitchen with grey wall and floor units, space for dining, separate utility area and large store; 2 double bedrooms on the first floor, both with fitted wardrobes; and a shower room finished with modern, white mirrored-chip wall panelling.

Externally, the property sits on an expansive corner plot, with the garden mostly laid to lawn to the front, side and rear, offering potential for further development (subject to any planning consents)

Carfin Road is located in the village of Newarthill, on the outskirts of Motherwell, but still within easy reach of Motherwell town centre, shops, bars and restaurants. Conveniently placed for those commuting, Carfin train station is within walking distance connecting Glasgow and Edinburgh; and the M8 and M74 motorways are just a few minutes drive. The area is well served for leisure facilities including Golf Courses, Sports centres cycle paths and Country Parks.



ROOM MEASUREMENTS

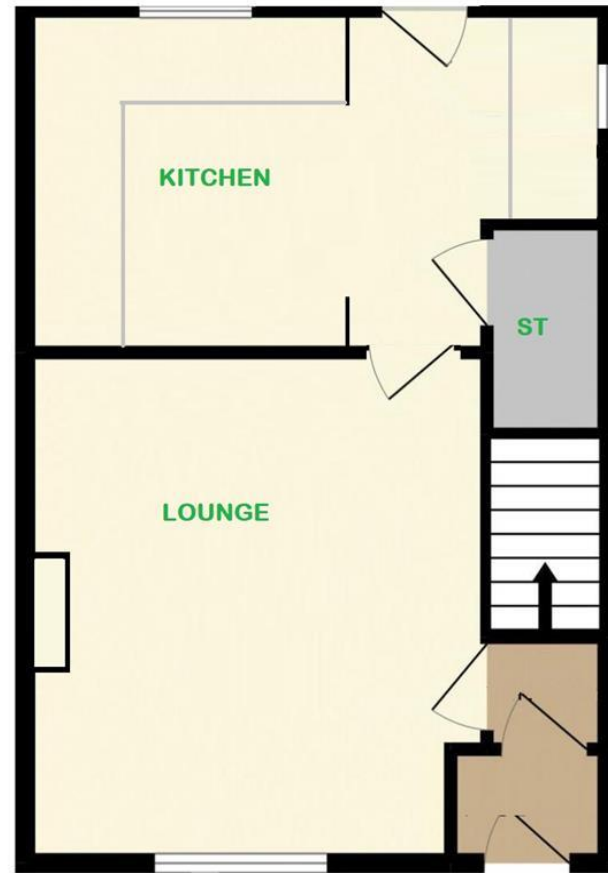
Lounge: 4.56m (15' 0") x 4.13m (13' 7")

Kitchen: 5.25m (17' 3") x 2.74m (9' 0")

Bedroom 1: 3.65m (12' 0") x 3.36m (11' 0")

Bedroom 2: 3.67m (12' 0") x 2.74m (9' 0")

Shower Room: 1.97m (6' 6") x 1.50m (4' 11")



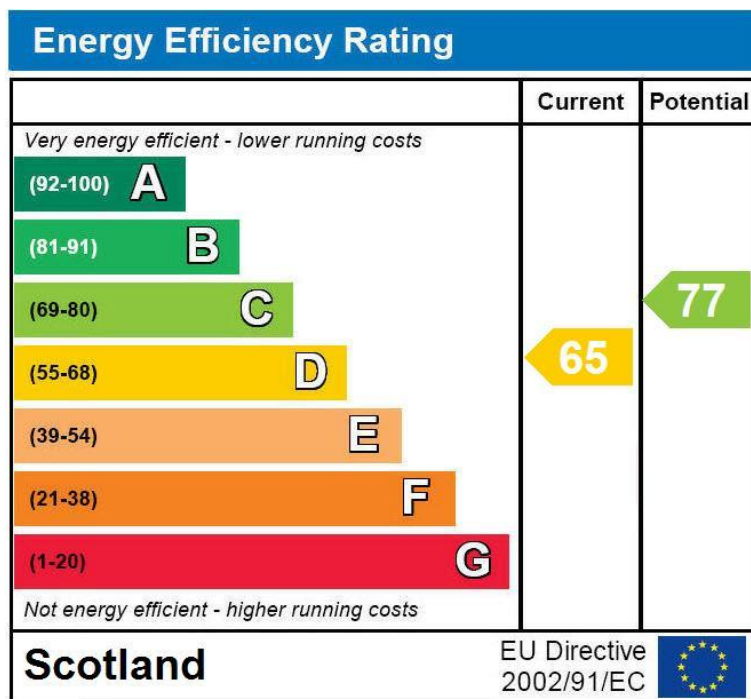
GROUND FLOOR



FIRST 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.

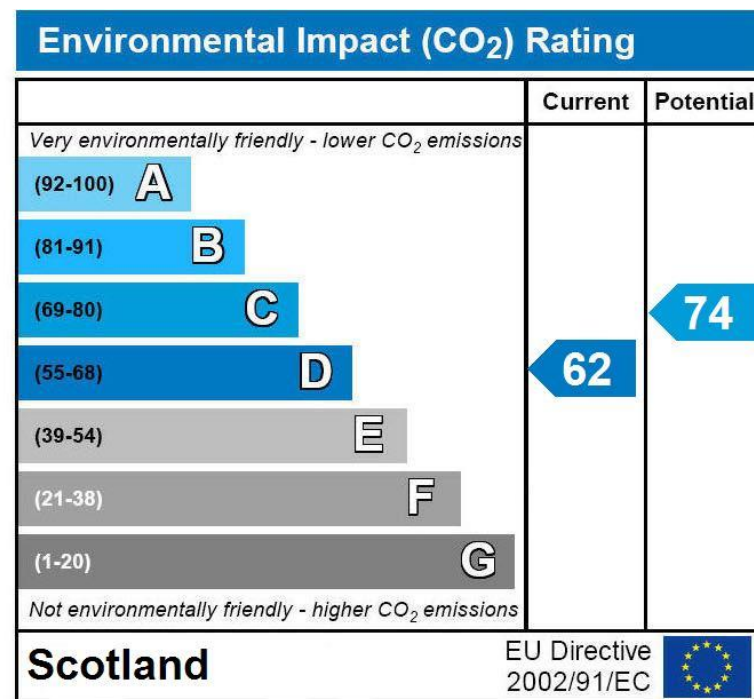


Energy Efficiency Rating

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 D (65)**. 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 (62)**. 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.



166 Merry Street, Motherwell, ML1 1NA

EMAIL : info@moveonhomes.co.uk

WEB : www.moveonhomes.co.uk

01698 757 125

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