



Heather Avenue
Holytown, ML1 4XX

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Heather Avenue
Holytown
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**Semi-detached
bungalow**

**3 Bedrooms
2 Receptions
1 Bathroom**



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KEY FEATURES

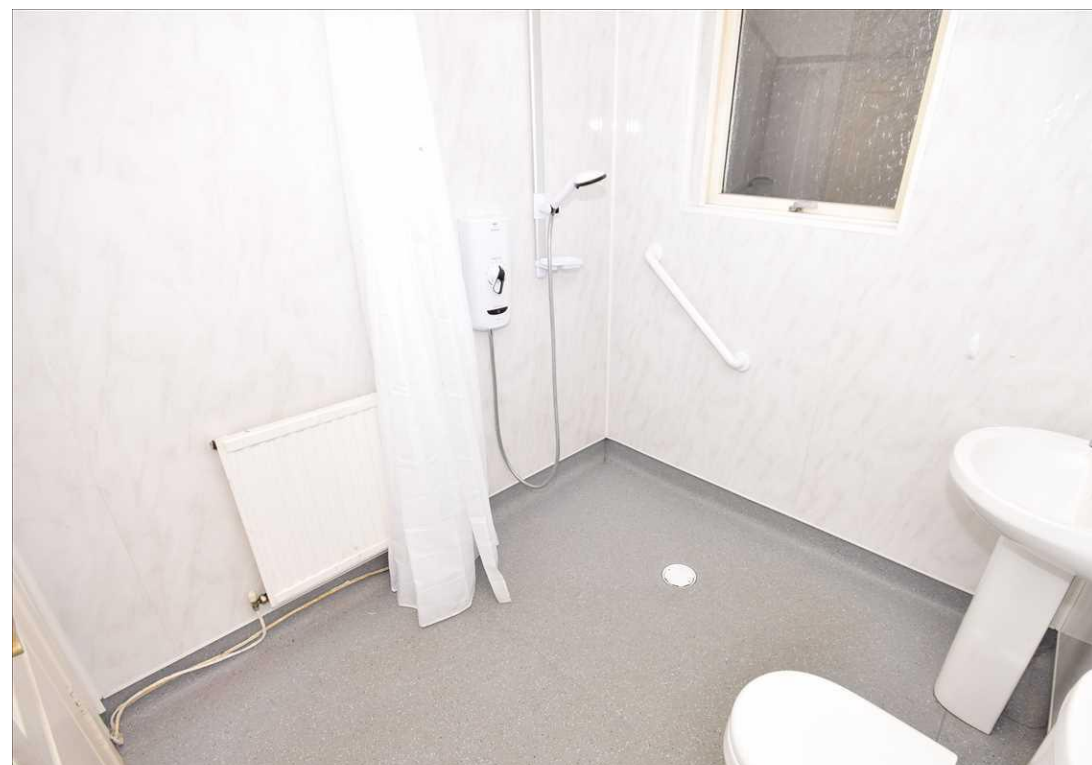
- Rarely available, extended semi detached bungalow with good storage
- Front facing lounge with open plan dining area
- Spacious kitchen
- 3 bedrooms
- Wet-room style shower room
- Enclosed, South facing garden + mature garden to the front
- Driveway leading to a detached garage
- Located in the popular Thankerton estate in Holytown, close to local amenities, schools and walking distance to Holytown train station
- Easy access to M8 and M74 motorways as well as the East Kilbride Expressway
- COUNCIL TAX BAND: D - EPC RATING: C



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Heather Avenue, Holytown, ML1 4XX

We are delighted to present to the market this rarely available, extended, 3 bedroom semi-detached bungalow in Holytown - Heather Avenue.

The accommodation features: A bright, front facing lounge with an open plan dining area; extended kitchen; wet room style shower room; and 3 bedrooms. This is a great opportunity to put your own stamp and decorative finishing touches to a property requiring some cosmetic upgrading; and with living accommodation all on the ground level.

Externally, the property sits on a corner plot, with an enclosed, South facing rear garden; front garden laid to lawn; and a driveway to the side which leads to the detached garage.

Heather Avenue is located just off Sherry Avenue in the very popular Thankerton Estate in Holytown, just outside Motherwell. Holytown train station is within walking distance connecting Glasgow and Edinburgh, and there are a range of local amenities for day-to day shopping as well as schools and nurseries nearby. For those commuting by car, the M8 and M74 motorways, as well as the East Kilbride Expressway are just a few moments drive. Neighbouring towns include Motherwell, Bellshill, Airdrie, Coatbridge, Wishaw and Hamilton.

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ROOM MEASUREMENTS

Lounge: 5.10m (16' 9") x 3.10m (10' 2")

Dining Room: 3.50m (11' 6") x 2.60m (8' 6")

Kitchen: 4.20m (13' 9") x 3.10m (10' 2")

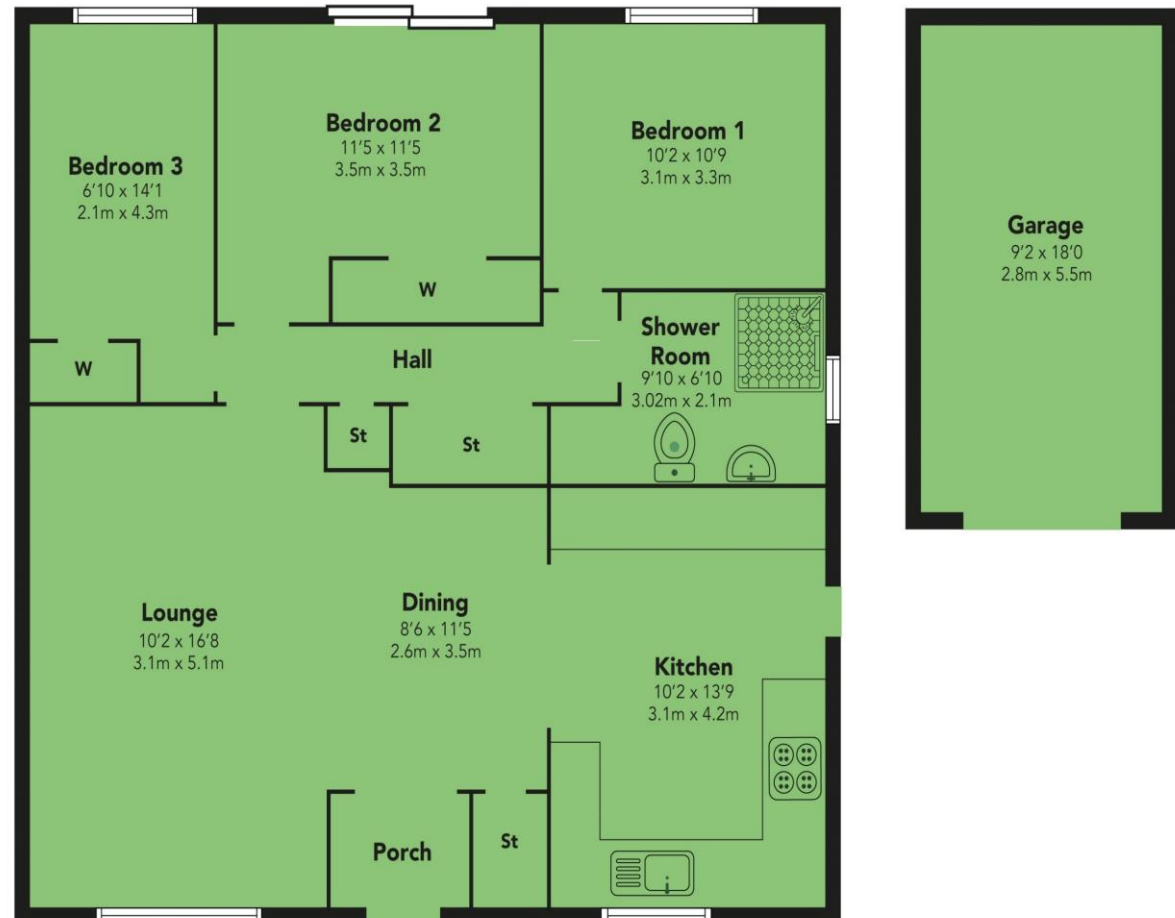
Bedroom 1: 3.30m (10' 10") x 3.10m (10' 2")

Bedroom 2: 3.50m (11' 6") x 3.50m (11' 6")

Bedroom 3: 4.30m (14' 1") x 2.10m (6' 11")

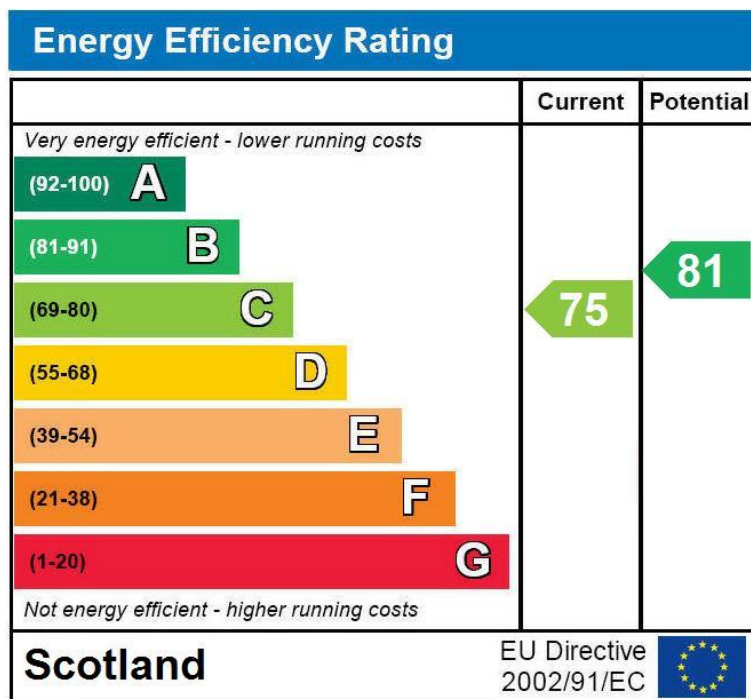
Shower Room: 3.02m (9' 11") x 2.10m (6' 11")

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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.

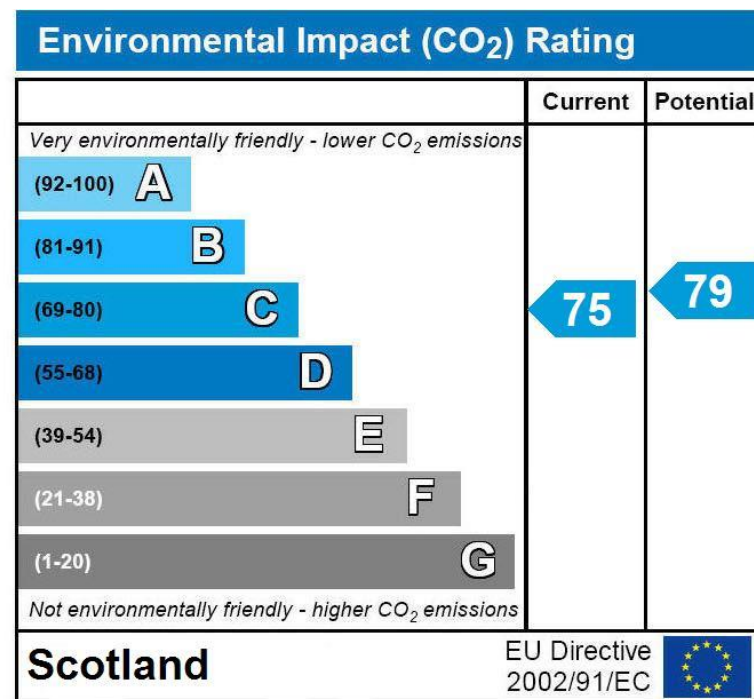


Energy Efficiency Rating

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 (75)**. 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 (75)**. 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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