



Muirmadkin Road
Bellshill, ML4 1QQ

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Muirmadkin Road
Bellshill
ML4 1QQ

Ground floor flat

3 Bedrooms
1 Reception
1 Bathroom



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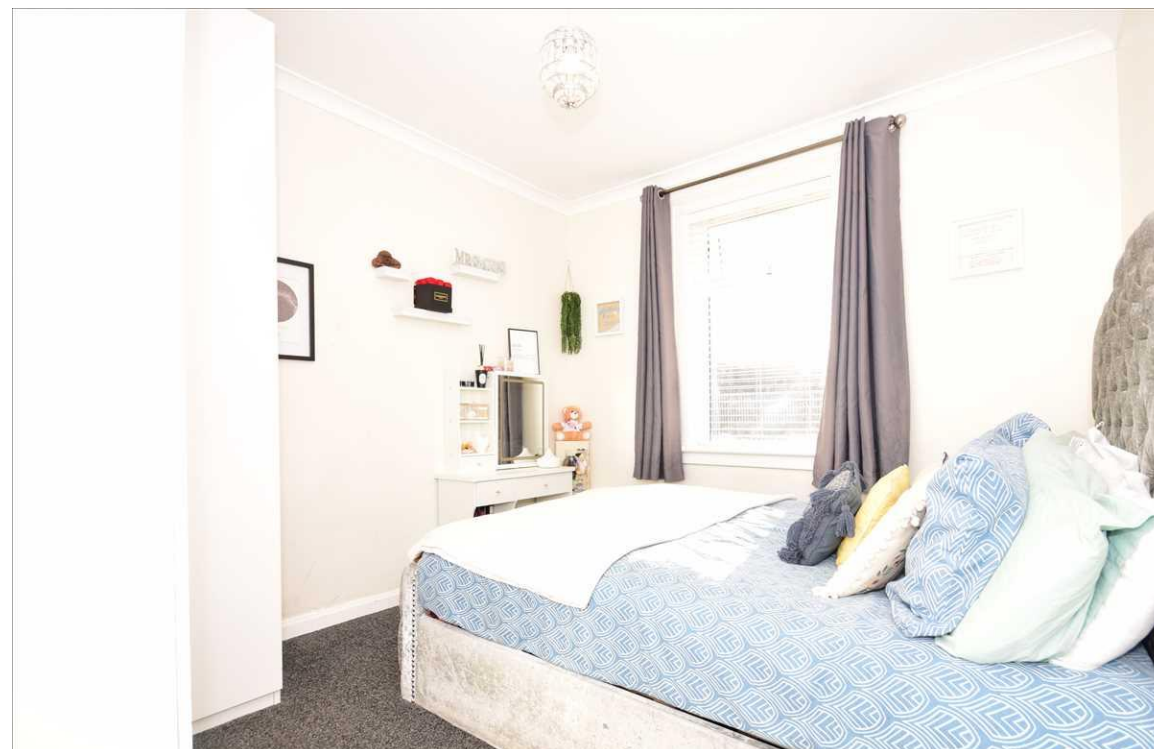
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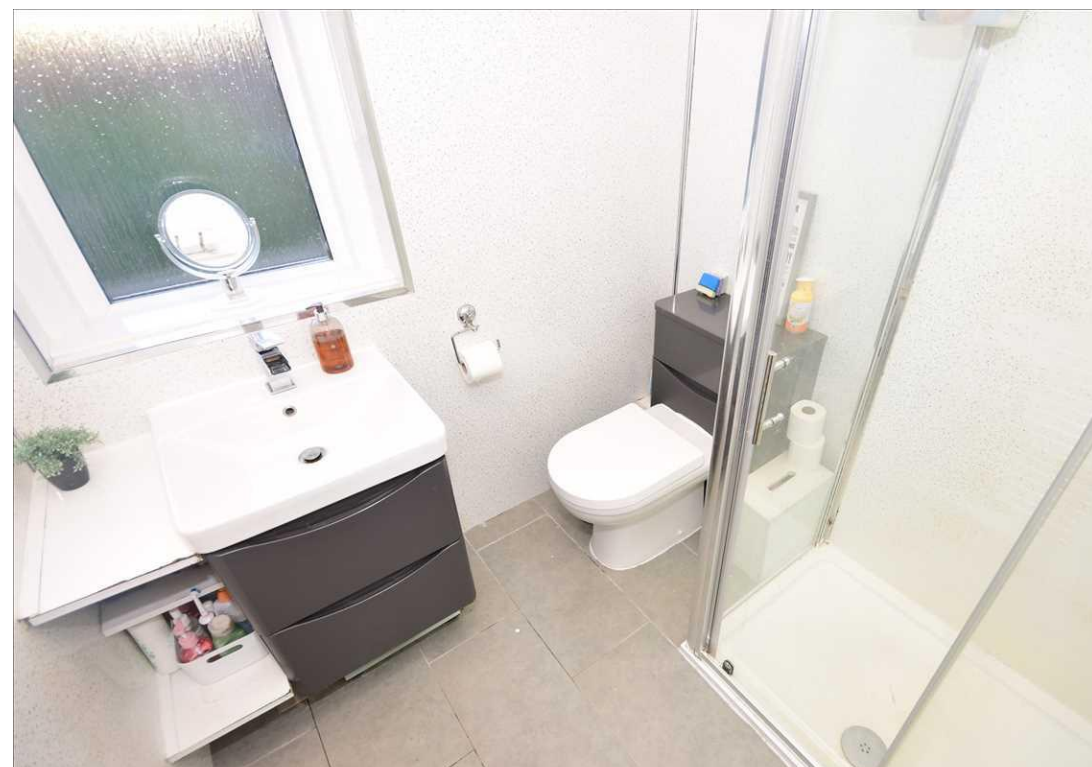
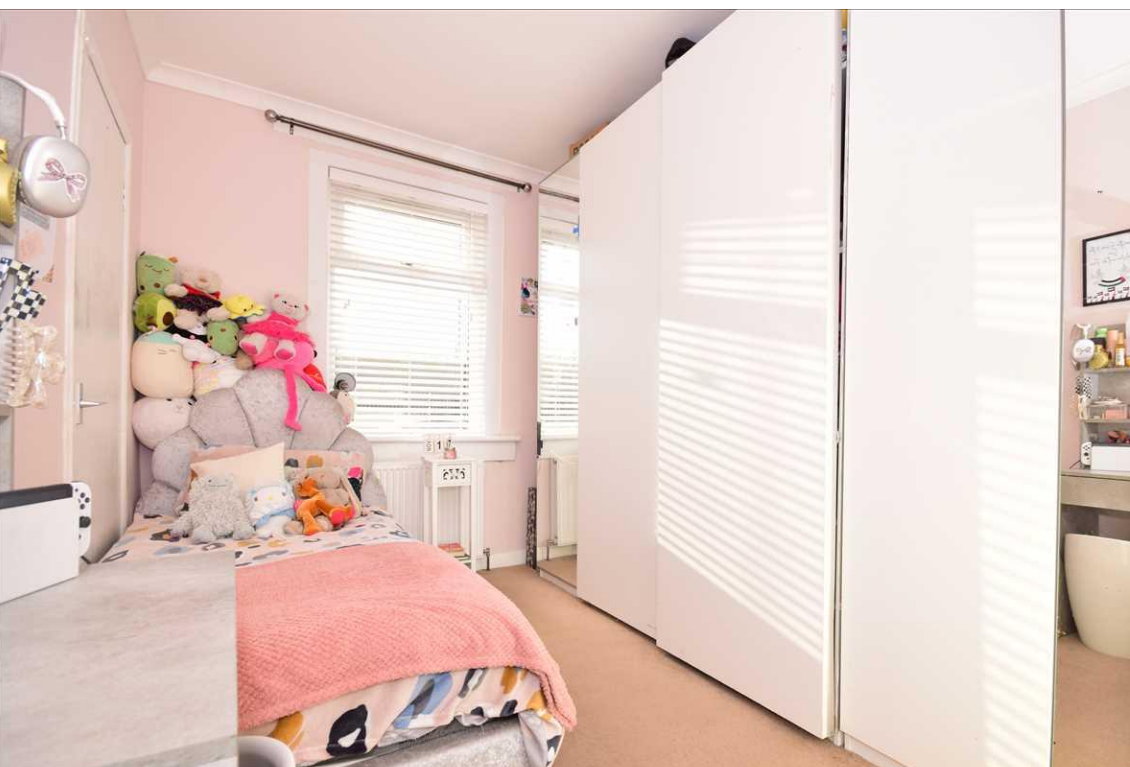
KEY FEATURES

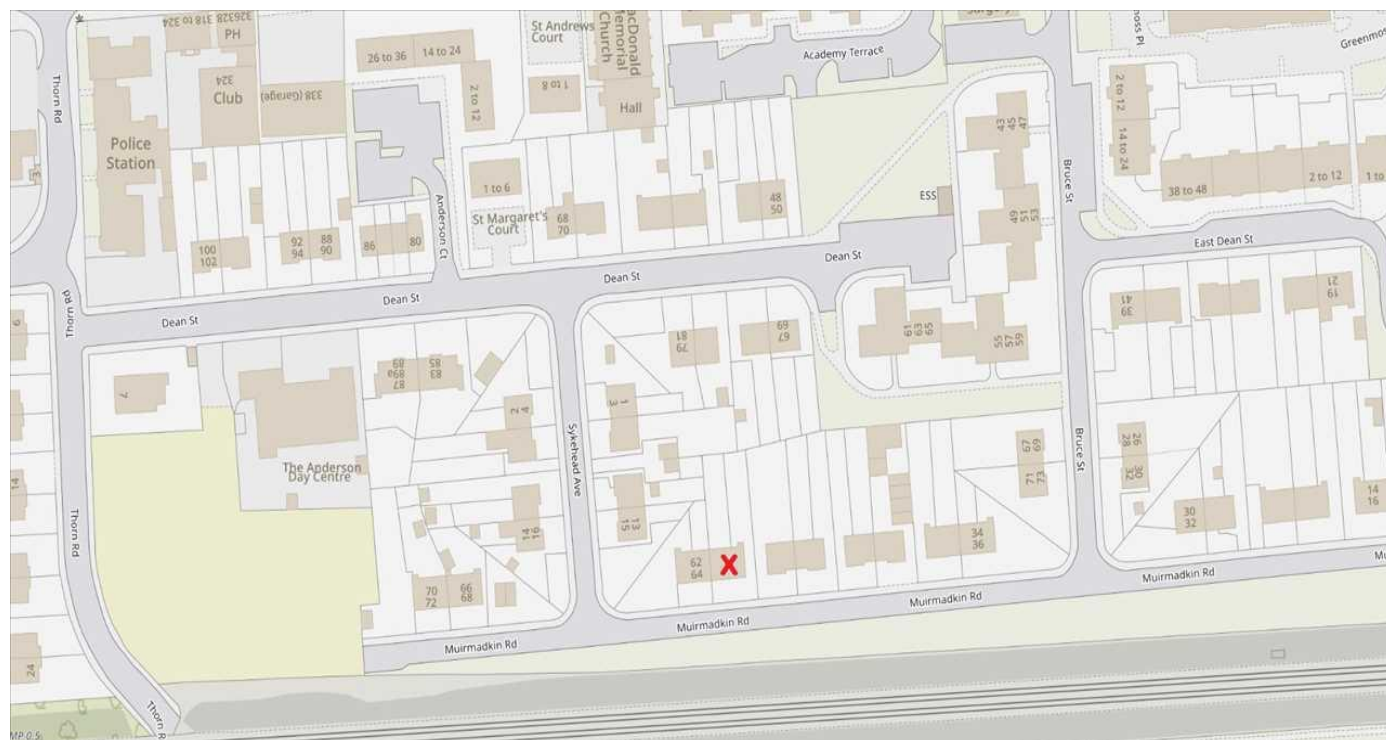
- Ground floor flat with great room sizes
- Own main door and rear door entry
- Bright, front facing lounge with neutral decor
- Modern kitchen with white wall and floor units and contrasting black mirrored chip worktops
- Stylish shower room
- 3 bedrooms
- 2-3 car driveway to the front. Large, fully enclosed rear garden with lawn and patio
- Walking distance to Bellshill Main St, shops, supermarkets, schools and train station
- Easy access to M8 and M74 motorways as well as the East Kilbride Expressway
- COUNCIL TAX BAND: A - EPC RATING: C

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Muirmadkin Road, Bellshill, ML4 1QQ

We are delighted to present to the market this 3 bedroom, ground floor cottage flat in Bellshill - Muirmadkin Road.

This lovely home has its own front and back door entry; a welcoming inner hallway; bright, front facing lounge with neutral decor; modern kitchen with white wall and floor units with contrasting black mirrored chip worktops; 3 good sized bedrooms; and a shower room finished with stylish wet-wall panelling and tiled flooring. There is gas central heating and double glazing. The home is also suitable for those requiring living accommodation all on the ground level.

Externally there is a 2-3 car driveway to the front providing off street parking; and a sizeable, fully enclosed rear garden which is mostly laid to lawn and has a raised deck and paved patio area.

Muirmadkin Road 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.

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ROOM MEASUREMENTS

Lounge: 4.50m (14' 9") x 3.60m (11' 10")

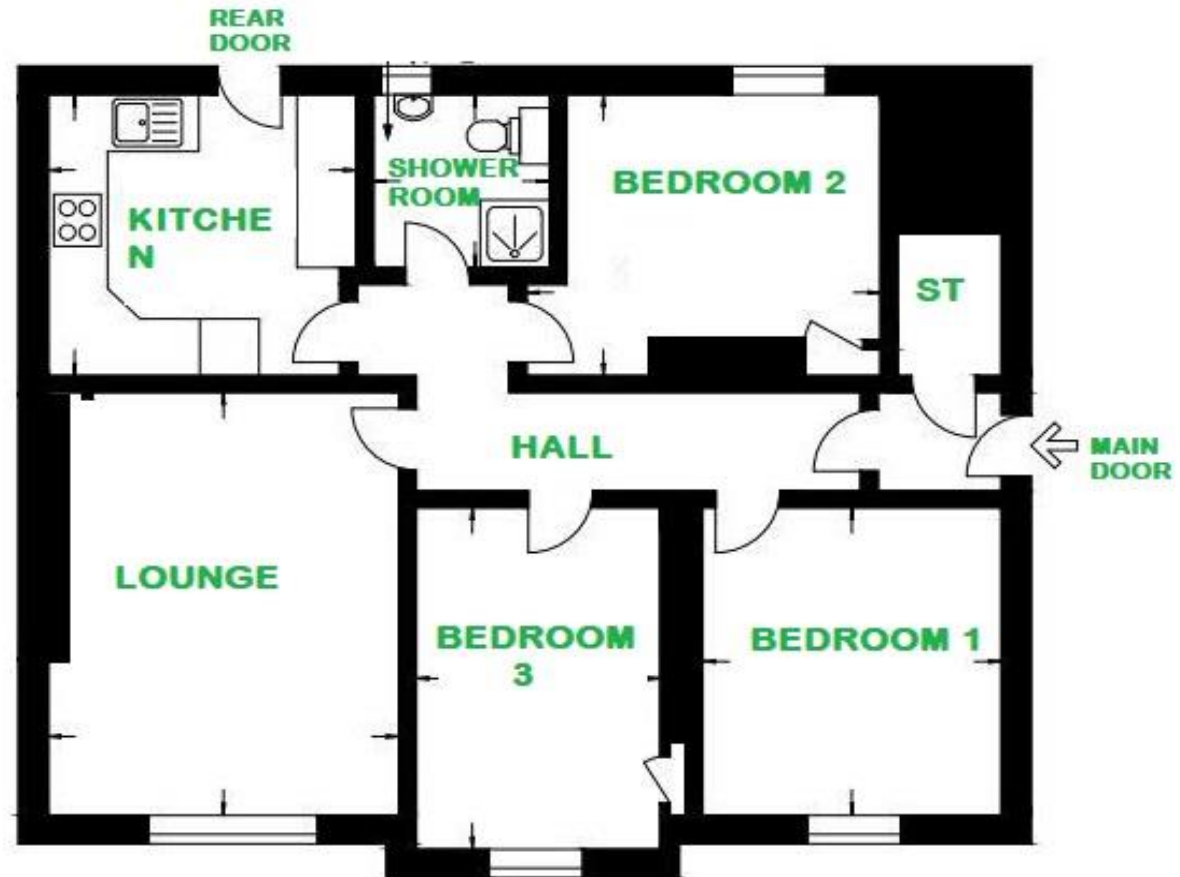
Kitchen: 3.20m (10' 6") x 3.00m (9' 10")

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

Bedroom 2: 3.60m (11' 10") x 3.00m (9' 10")

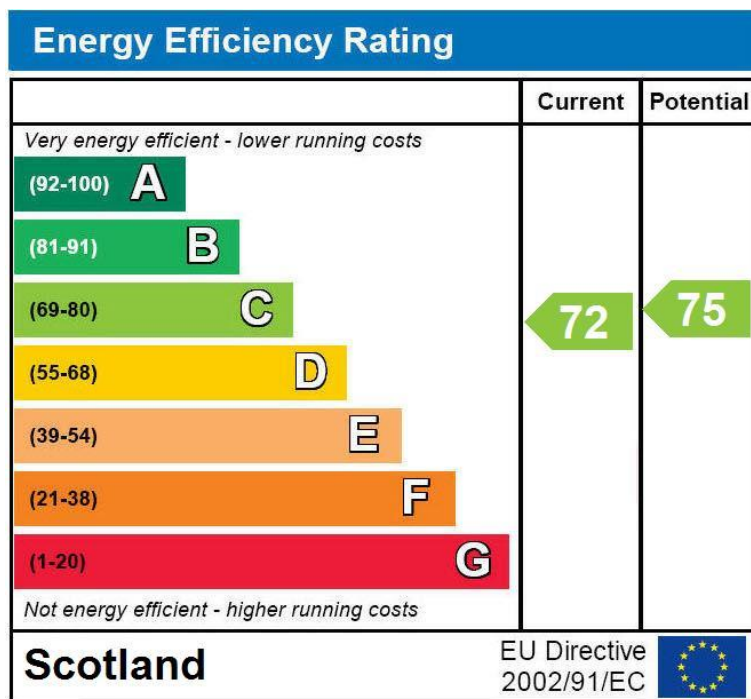
Bedroom 3: 3.70m (12' 2") x 2.40m (7' 10")

Bathroom: 1.90m (6' 3") x 1.80m (5' 11")



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.

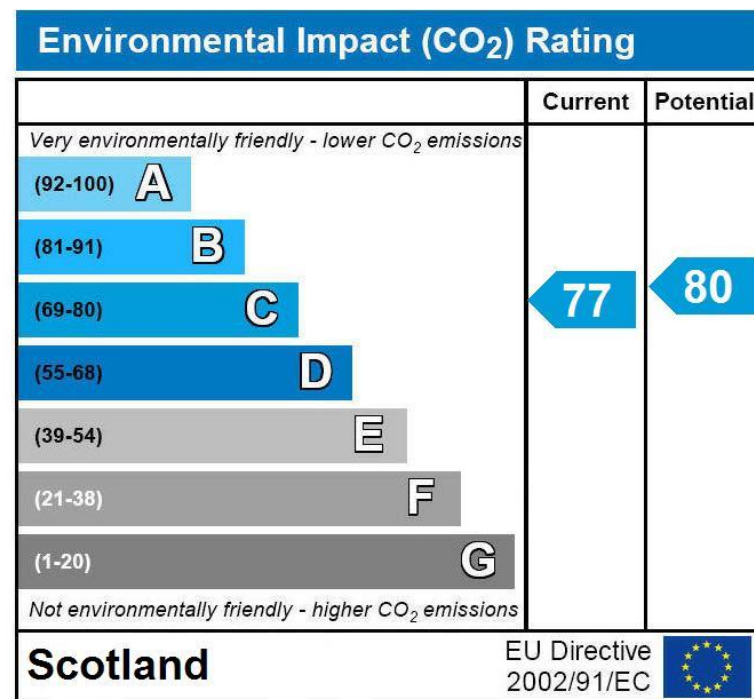


Energy Efficiency Rating

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 (72)**. 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 (77)**. 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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