



Academy Terrace
Bellshill, ML4 1BD

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Academy Terrace
Bellshill
ML4 1BD

Flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Ground floor flat
- Bright lounge with feature wall decor and grey vinyl flooring
- Fitted kitchen with white wall and floor units, black worktops and tiled splashback
- 2 bedrooms with storage
- Modern shower room with marble effect wall-panelling
- Excellent storage
- Parking for residents and guests to the rear
- Located just off Bellshill Main Street - walking distance to shops, bars, restaurants, supermarkets and train station
- Easy access to M8 and M74 motorways as well as the East Kilbride Expressway
- COUNCIL TAX BAND: C - EPC RATING: C

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Academy Terrace, Bellshill, ML4 1BD

We are delighted to present to the market this 2 bedroom, ground floor flat in Bellshill - Academy Terrace.

The accommodation includes: A bright, front facing lounge with grey vinyl flooring and feature wall decor; fitted kitchen with white wall and floor units, black worktops and flooring; and a tiled splashback; 2 bedrooms with neutral decor and fitted wardrobes; and a modern shower room finished with marble effect wall panelling. There is further storage in the hallway, and electric heating.

Externally there is parking for residents and guests to the rear.

Academy Terrace is located just off Bellshill Main St, within walking distance to shops, bars and restaurants as well as major supermarkets including Morrisons, Tesco and Aldi. Bellshill train station is also just a few minutes walk, with frequent services to Glasgow and Edinburgh. For those commuting by car, the M8, M74 and A725 East Kilbride Expressway are all easily accessible.

This lovely flat would make an excellent first time buy, buy to let, or suit those wishing to downsize or looking for accommodation all on the ground level.

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ROOM MEASUREMENTS

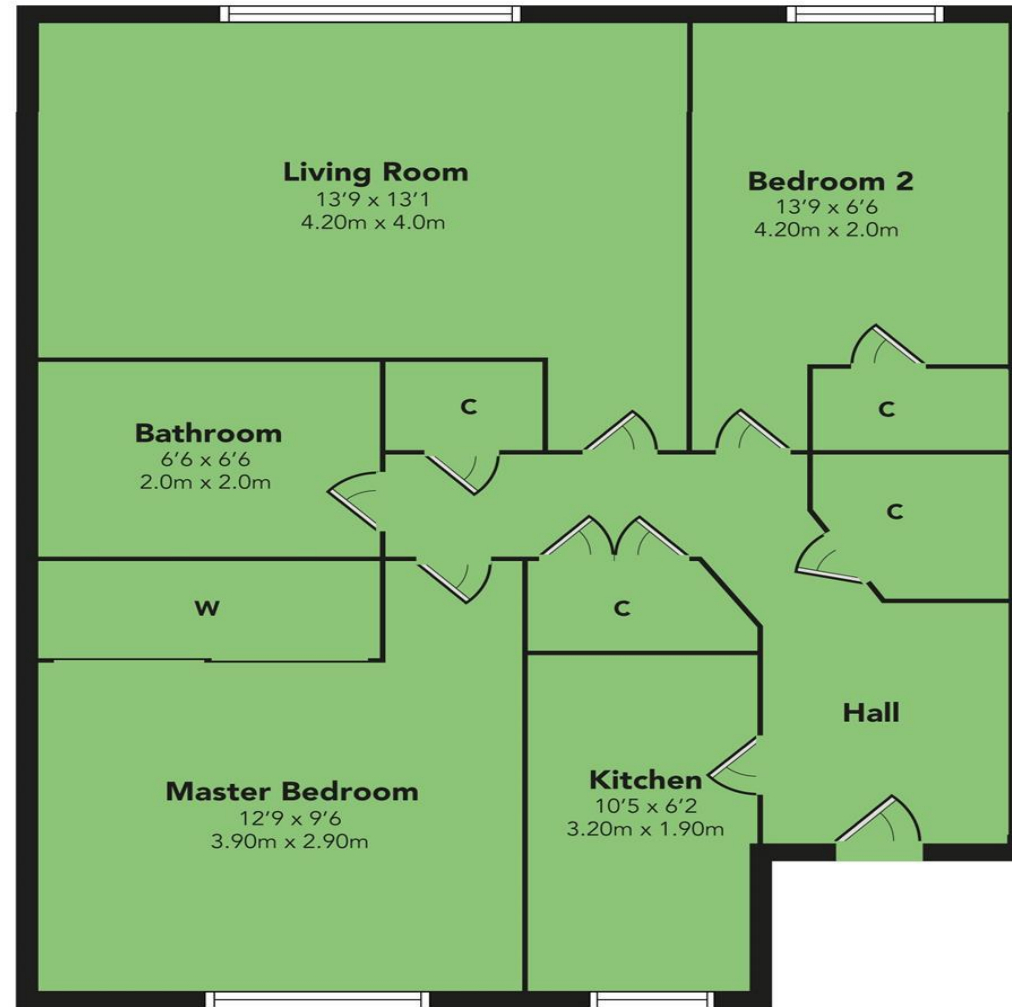
Lounge: 4.20m (13' 9") x 4.00m (13' 1")

Kitchen: 3.20m (10' 6") x 1.90m (6' 3")

Bedroom 1: 3.90m (12' 10") x 2.90m (9' 6")

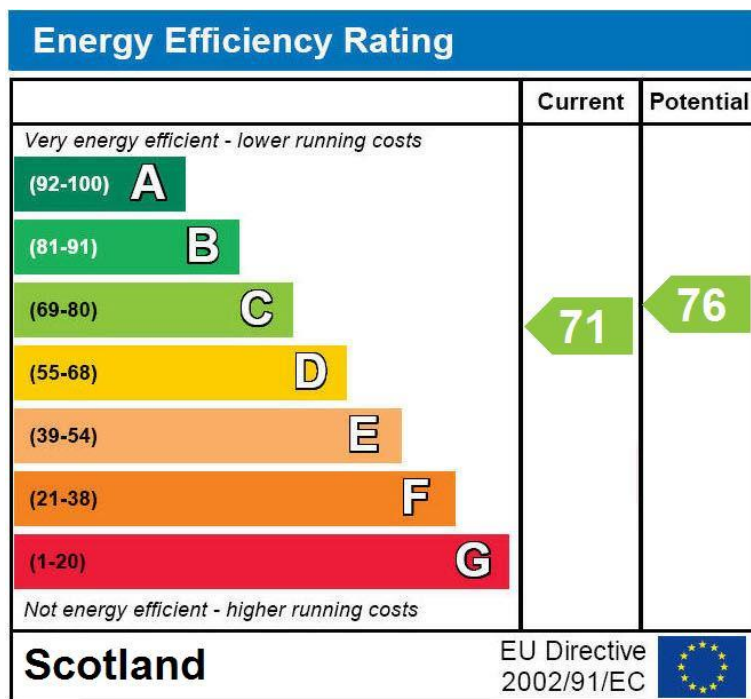
Bedroom 2: 4.20m (13' 9") x 2.00m (6' 7")

Shower Room: 2.00m (6' 7") x 2.00m (6' 7")



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.

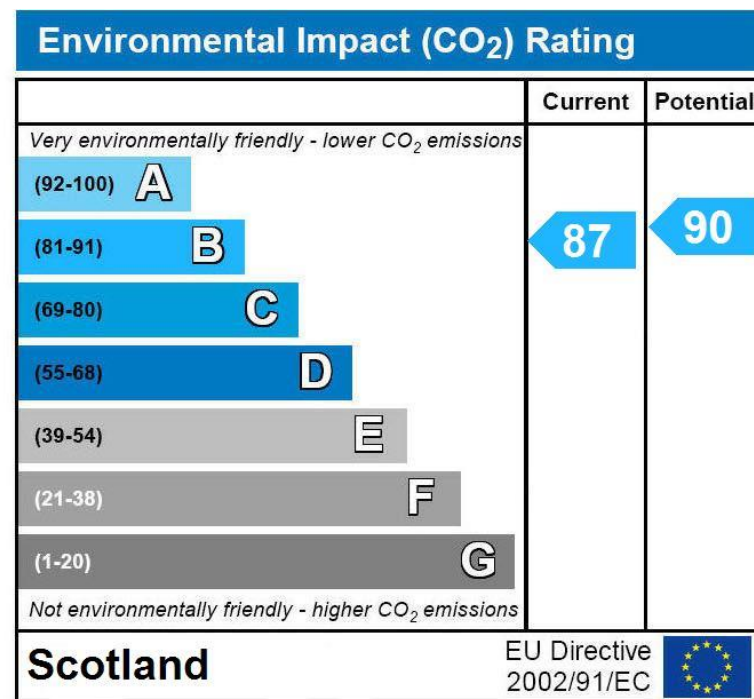


Energy Efficiency Rating

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 (71)**. 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 (87)**. 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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