



12 Caldwell Grove, Bellshill, ML4 1QP





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A rarely available family home set within the sought-after Rosehall estate Bellshill. The property is entered via hallway/vestibule, bright open lounge with laminate style flooring through to dining room which boasts feature patio doors to gardens. The kitchen is fully fitted and has a rear view to gardens, access to the garden via the side door, downstairs WC, garage has been converted to provide more family space, currently utilised as a tv room/office, on the upper level we have three great sized









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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