



Rosehall Road
Shotts, ML7 4AH

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Bungalow

**3 Bedrooms
1 Reception
2 Bathrooms**



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KEY FEATURES

- Beautifully presented and deceptively spacious detached bungalow finished to the highest of standards throughout
- Bright full width lounge and open plan dining area with fresh, neutral decor and wooden flooring
- Modern Kitchen with matt grey wall and floor units and integrated appliances. Separate Utility room
- 3 double bedrooms, all of which have fitted storage
- Designer shower room and ensuite
- Fantastic log cabin style summer house to rear
- Substantial plot size: large, private gardens to rear, with decking, lawn, garage/workshop and lawn area. Monoblock driveway with parking for multiple cars to front
- Close to local amenities for day to day shopping and within walking distance to Shotts Train Station which has frequent services to Glasgow and Edinburgh
- Easy access to M8 motorway
- COUNCIL TAX BAND: E - EPC RATING: C



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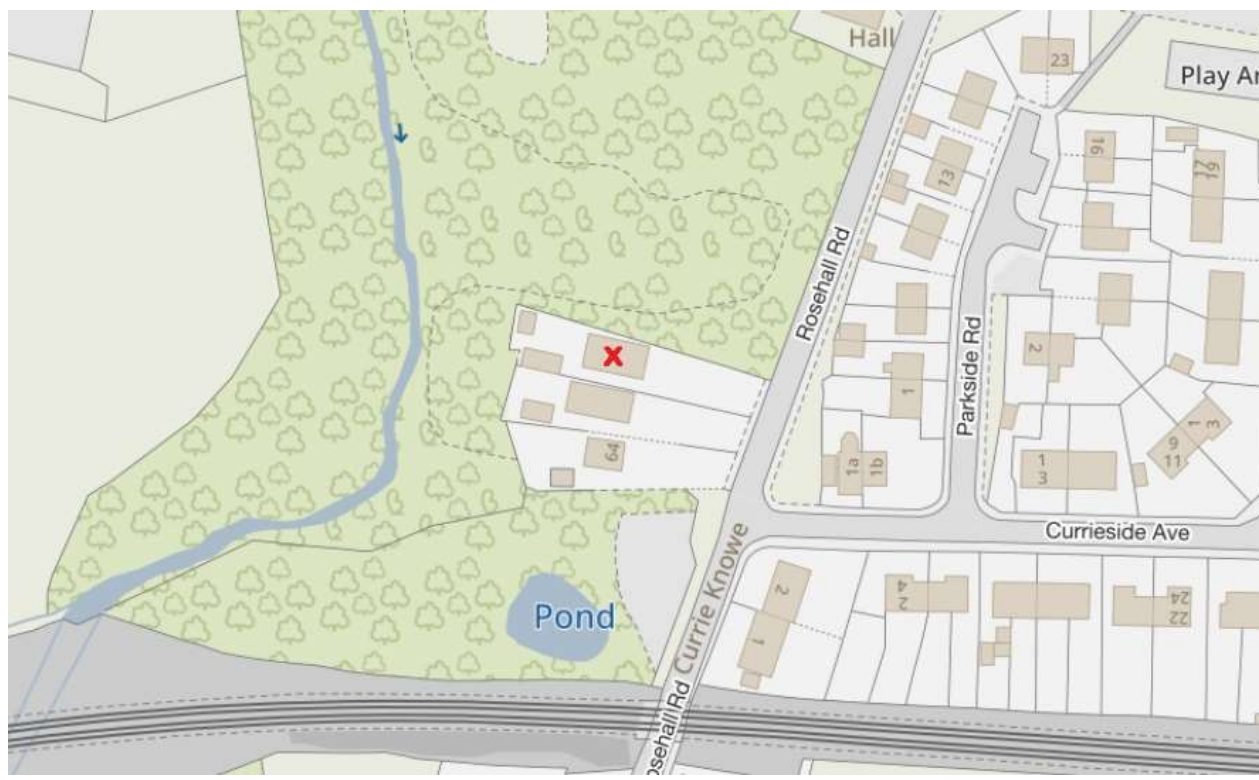












Rosehall Road, Shotts, ML7 4AH

Move On are delighted to present to the market this immaculate and deceptively spacious detached bungalow in Shotts - Rosehall Road.

This beautiful home has living accommodation all on the ground level, finished to the highest of standards throughout and is in true walk-in condition.

Entering via a side main door, there is a welcoming hallway, leading to the spacious, front facing lounge with quality wooden flooring, tasteful neutral decor, and an open plan dining area. The recently refitted bespoke luxury kitchen has a range of matt grey wall and floor units, integrated full height fridge and freezer, pyrolytic oven, combination microwave oven, Caple induction hob and Franke hood, as well as some lovely finishing touches including glass drawer sides, larder storage and pull out storage baskets. The separate utility room includes an integrated dishwasher and laundry area. All 3 of the bedrooms are doubles - again with tasteful modern decor - and all with fitted storage. There is an ensuite shower room with tiled flooring, partial tiled walls, and a remote controlled shower; and completing the accommodation is the stunning main shower room, which again is partially tiled, with a double shower enclosure and bluetooth mirror. There is gas central heating and double glazing.

Externally, the property sits on a substantial plot, with a high degree of privacy. The front garden is mostly monoblocked with parking for multiple vehicles; and the fully enclosed rear garden has a large decking area, lawn, larger style garage with workshop, and a really cool log cabin style summer house which could be used as a games room, cinema, home office, gym or kids playroom.

Rosehall Road is located in the town of Shotts, which has a range of amenities for day to day shopping, and is a great location for those commuting, being around halfway between Edinburgh and Glasgow. For those travelling by car, there is easy access to the M8 motorway, and by rail, Shotts train station is within walking distance.

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ROOM MEASUREMENTS

Lounge: 4.40m (14' 5") x 4.40m (14' 5")

Dining Room: 3.40m (11' 2") x 2.80m (9' 2")

Kitchen: 3.40m (11' 2") x 3.10m (10' 2")

Utility Room: 2.20m (7' 3") x 1.70m (5' 7")

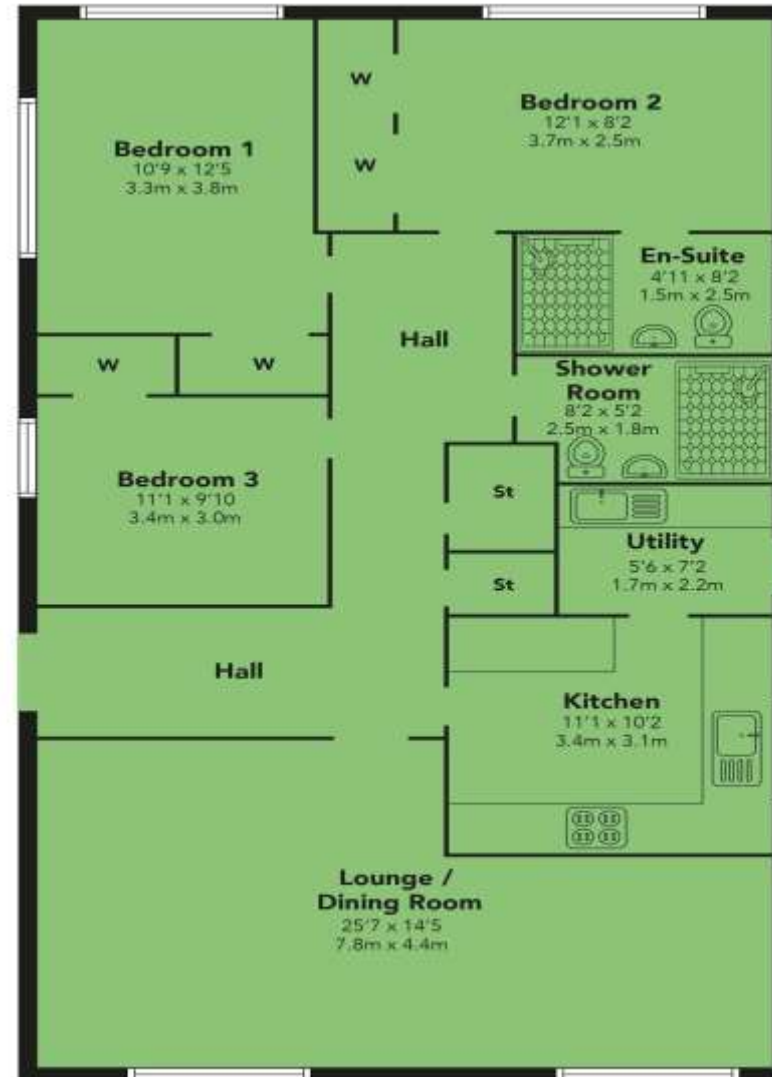
Bedroom 1: 3.80m (12' 6") x 3.30m (10' 10")

Bedroom 2: 3.70m (12' 2") x 2.50m (8' 2")

Ensuite: 2.50m (8' 2") x 1.50m (4' 11")

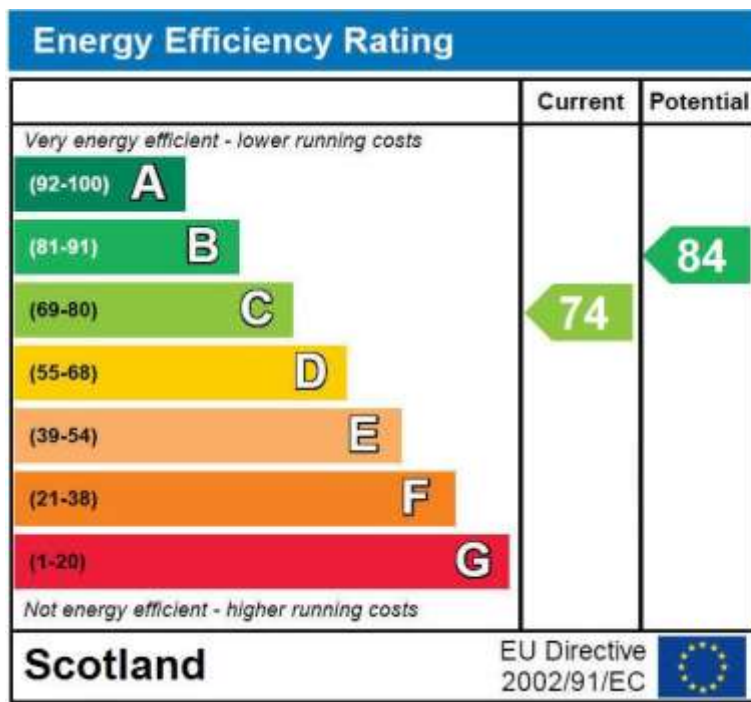
Bedroom 3: 3.60m (11' 10") x 3.40m (11' 2")

Shower Room: 2.50m (8' 2") 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.

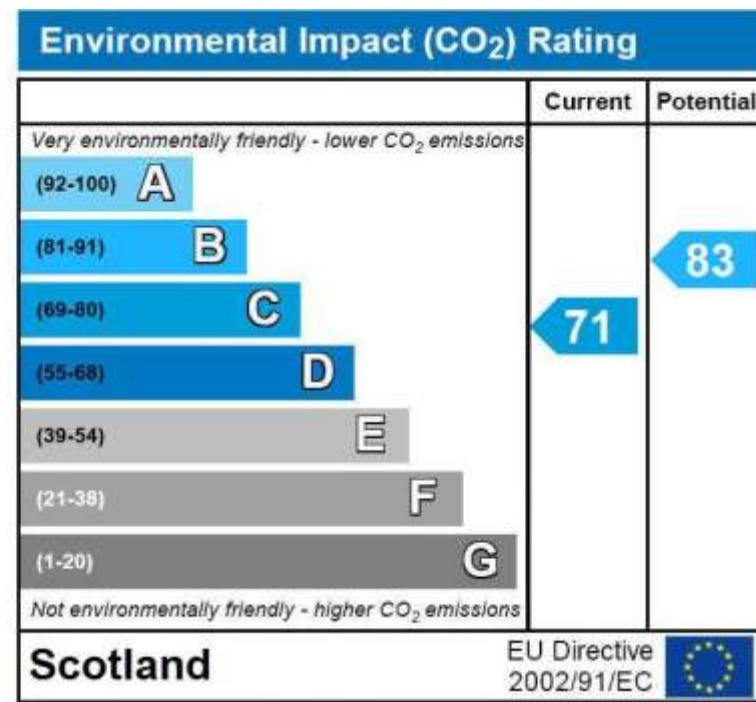


Energy Efficiency Rating

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 (74)**. 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 (71)**. 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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166 Merry Street, Motherwell, ML1 1NA

EMAIL : info@moveonhomes.co.uk

WEB : www.moveonhomes.co.uk

01698 757 125

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