



Jacobite Place

Bellshill, ML4 2FJ

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Detached

3 Bedrooms
2 Receptions
2 Bathrooms



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KEY FEATURES

- Seldom available detached home set within the Stoneways Park development
- Good sized lounge with carpeted flooring
- Open plan dining room and kitchen
- Conservatory
- Main bathroom on first floor + Downstairs WC
- 3 bedrooms, all with fitted storage
- 2-3 car monoblock driveway to front. private garden to rear with patio area
- Close to Holytown and Bellshill train stations with frequent services to Glasgow and Edinburgh
- Just a few moments drive to both the M8 and M74
- COUNCIL TAX BAND:E EPC RATING: C



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Move On are delighted to present to the market this 3 bedroom detached home in Mossend, Bellshill - Jacobite Place.

On arrival at the property, there is a welcoming entrance hallway, and glass doors lead to a good sized, front facing lounge, with carpeted flooring and a large storage cupboard. The kitchen has a range of light oak coloured wall and floor units, with breakfast bar, open plan dining area, and patio doors leading to the conservatory. There is also a convenient downstairs WC. On the upper floor there are 3 bedrooms, all of which have storage and have been freshly painted, and the main bathroom suite which has vinyl flooring, wet-wall panelling around the bath, and a shower. There is gas central heating and double glazing.

Externally, there is a 2-3 car monoblock driveway to the front, and the rear garden is mostly laid with chipped paving stones, with a drying area and patio.

Jacobite Place is located at the end of a cul-de-sac in the popular Stoneways Park development in Mossend, just off Clydesdale Road and close to local schools, and amenities for day to day shopping. Both Holytown and Bellshill train stations are nearby which have frequent rail services to Glasgow and Edinburgh. There are a wider range of retail and leisure facilities in neighbouring towns Motherwell, Bellshill and Wishaw. For those commuting by car, both the M8 and M74 are just a few moments drive.

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ROOM MEASUREMENTS

Lounge: 4.11m (13' 6") x 4.70m (15' 5")

Kitchen / Dining: 5.69m (18' 8") x 2.94m (9' 8")

Conservatory: 3.50m (11' 6") x 2.90m (9' 6")

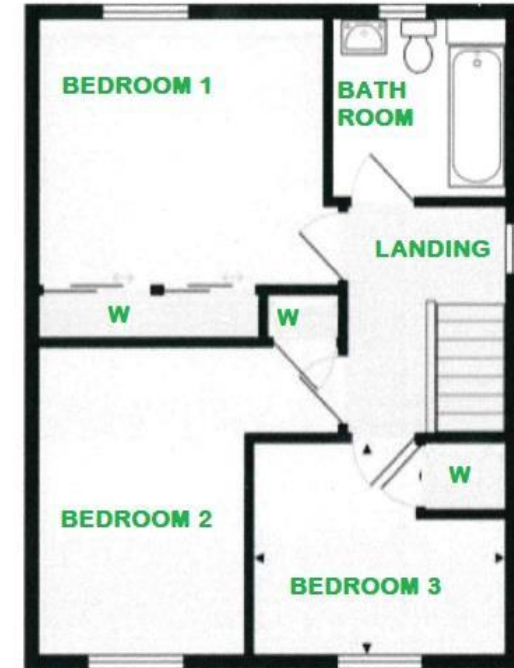
Downstairs WC: 1.71m (5' 7") x 1.58m (5' 2")

Bedroom 1: 3.74m (12' 3") x 3.11m (10' 2")

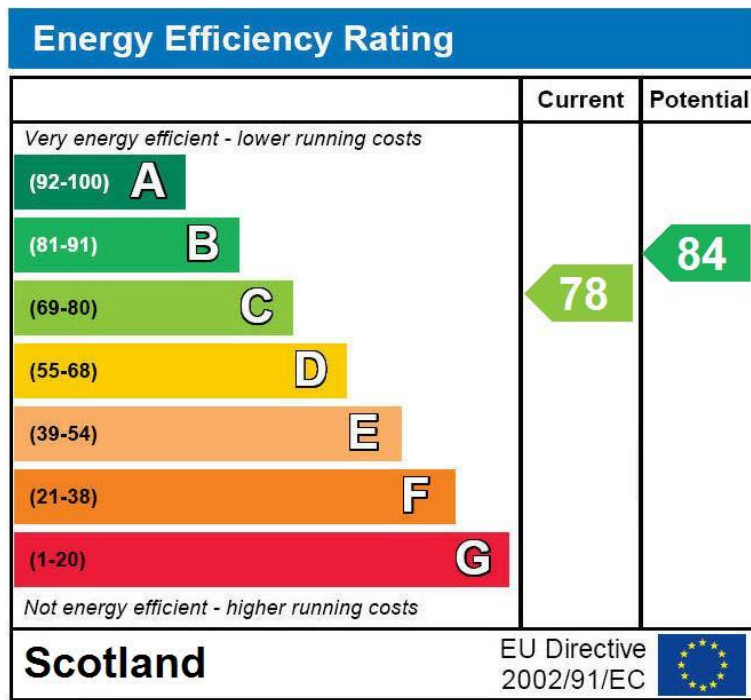
Bedroom 2: 3.74m (12' 3") x 3.43m (11' 3")

Bedroom 3: 3.13m (10' 3") x 2.50m (8' 2")

Bathroom: 2.08m (6' 10") x 2.01m (6' 7")



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.

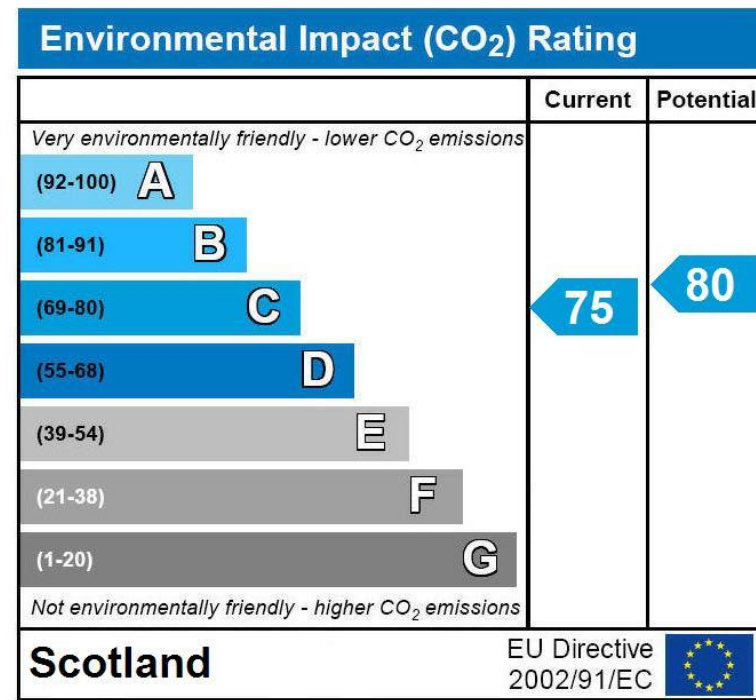


Energy Efficiency Rating

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 (78)**. 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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