



Crofthead Crescent
Bellshill, ML4 2AQ

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Crofthead Crescent
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Terraced

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- **Lovely mid terraced home in popular location**
- **Bright lounge with feature fireplace**
- **Good sized kitchen with light oak coloured wall and floor units and 2 large storage cupboards**
- **2 double bedrooms with fitted wardrobes**
- **Recently refitted shower room finished with grey wet-wall panelling**
- **Huge garden to the rear, mostly laid to lawn with a paved patio area**
- **Close to Bellshill town centre, shops bars and restaurants**
- **Easy access to M8, M74, M73 motorways as well as the A725 East Kilbride Expressway**
- **Close to Bellshill train station which has frequent services to Glasgow and Edinburgh**
- **COUNCIL TAX BAND: B - EPC RATING: D**



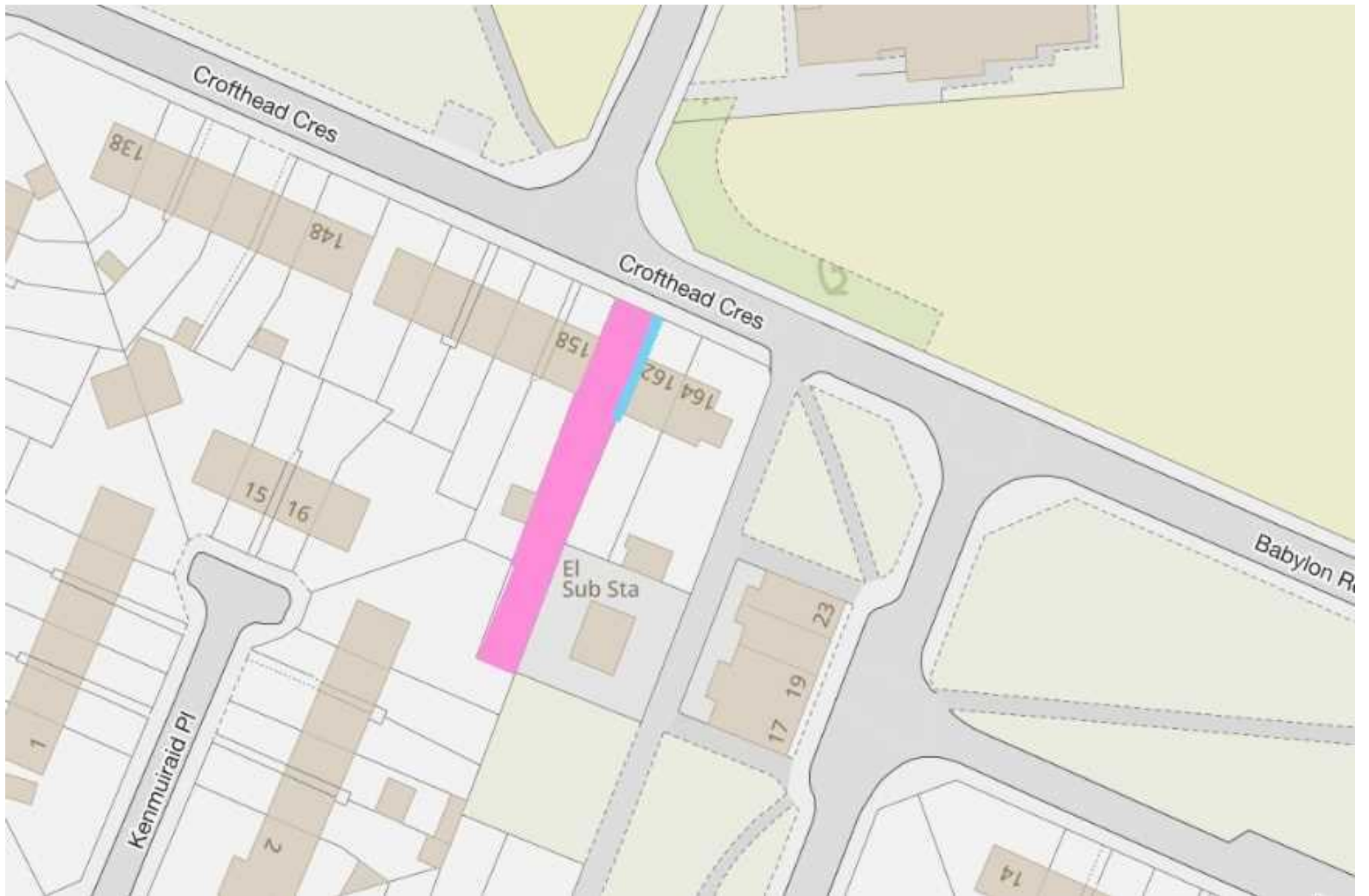
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Crofthead Crescent, Bellshill, ML4 2AQ

Move On are delighted to present to the market this 2 bedroom mid-terraced home in Bellshill - Crofthead Crescent.

This lovely home is in excellent condition throughout, and the accommodation features : A bright, front facing lounge with carpeted flooring and feature fireplace; good sized kitchen with a range of light oak coloured wall and floor units and 2 large storage cupboards; 2 generous double bedrooms, both of which have fitted wardrobes; and a recently refitted shower room finished with grey wet-wall panelling. There is gas central heating, double glazing, and a floored loftspace for storage.

Externally there is a small garden area to the front. One of the amazing features of this property is the sizeable rear garden - arguably one of the largest in the street - which is mostly laid to lawn with some decorative shrubs and trees, and a paved patio area.

Crofthead Crescent is located in the Orbiston area of Bellshill, close to the town centre which has a fantastic selection of shops, local retailers, restaurants, take-aways, major supermarkets including Tesco and Morrisons; and Bellshill train station which connects Glasgow and Edinburgh. For those commuting by car, the A8 and M8 motorway junctions is just a few moments drive, as is the M74 and East Kilbride Expressway.

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ROOM MEASUREMENTS

Lounge: 4.70m (15' 5") x 4.00m (13' 1")

Kitchen: 5.10m (16' 9") x 2.60m (8' 6")

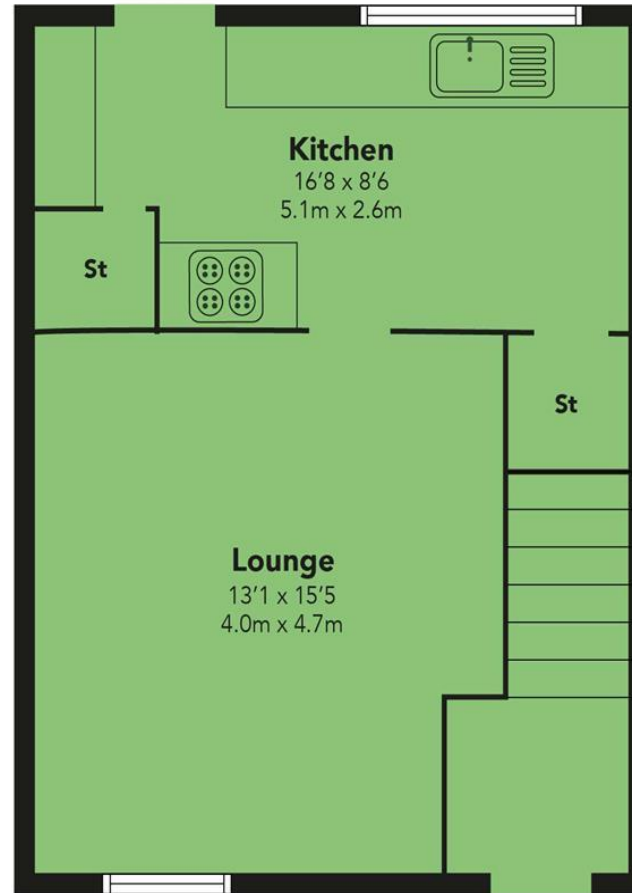
Bedroom 1: 4.00m (13' 1") x 3.40m (11' 2")

Bedroom 2: 3.75m (12' 4") x 2.90m (9' 6")

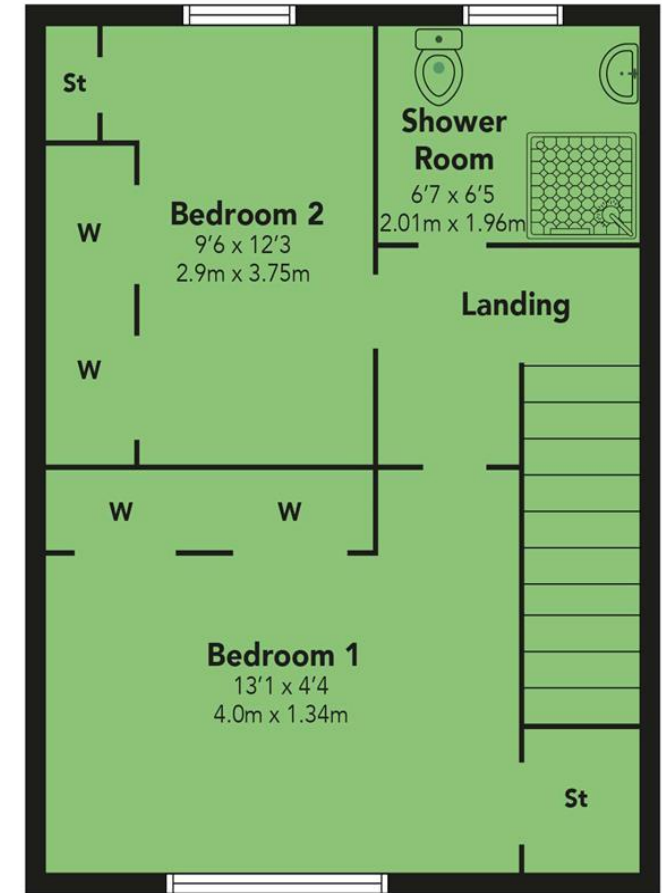
Shower Room: 2.01m (6' 7") x 1.96m (6' 5")

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GROUND FLOOR



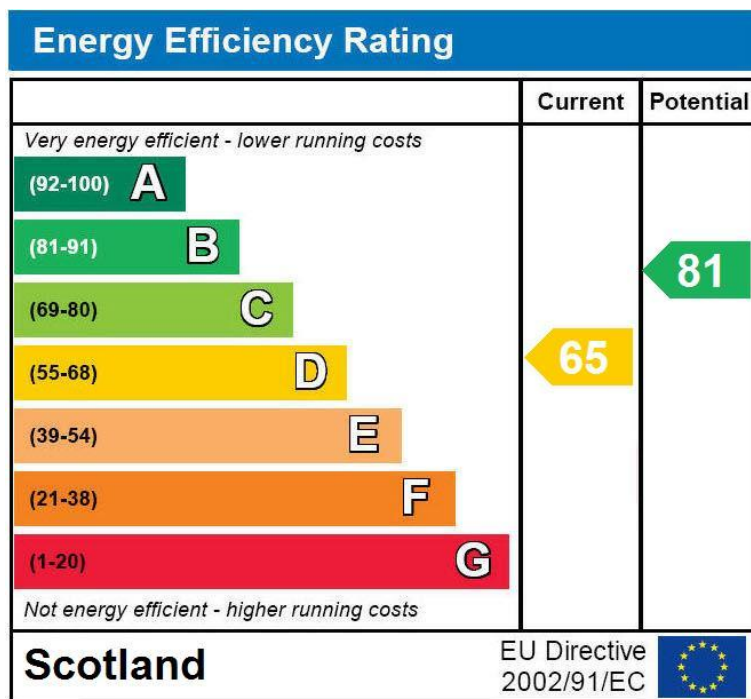
FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd 

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.

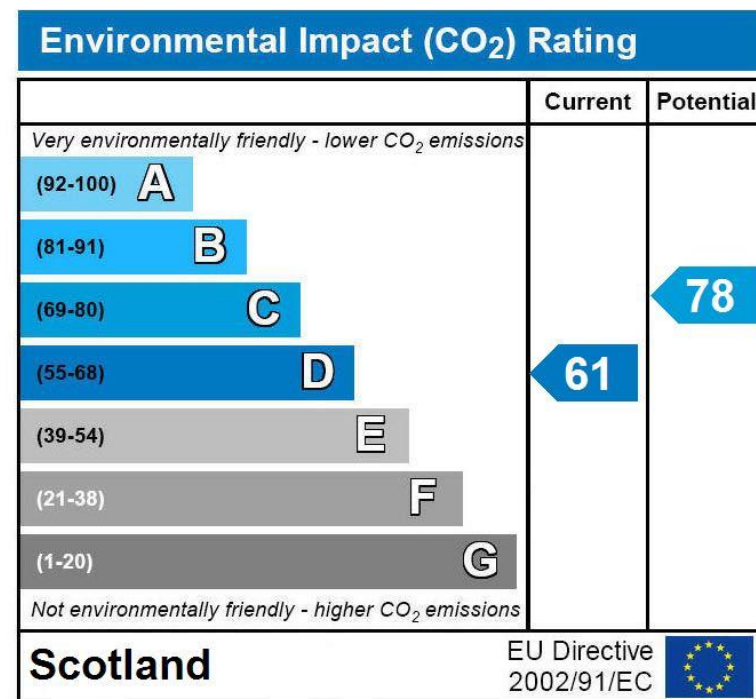


Energy Efficiency Rating

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 D (65)**. 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 D (61)**. 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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