



**MacDonald Grove**  
Bellshill, ML4 2SY

**move**  **on**



MacDonald Grove  
Bellshill  
ML4 2SY

Semi-detached  
bungalow

1 Bedroom  
1 Reception  
1 Bathroom



move   
[www.moveonhomes.co.uk](http://www.moveonhomes.co.uk)

01698 757 125

## KEY FEATURES

- Rarely available semi-detached bungalow with accommodation all on the one level
- Lovely lounge with tasteful decor, feature fireplace and bay window
- Modern kitchen with light oak coloured wall and floor units and space for a small table and chairs
- Tiled shower room with double enclosure, laminate flooring, white sanitary-ware and a chrome towel rail
- Good sized double bedroom
- Manicured rear garden mostly laid with paving stones, and a decked patio area
- Driveway
- Close to Bellshill town centre, shops, bars, restaurants, supermarkets and train station which has frequent services to Glasgow and Edinburgh
- Handy for transport links - just a few moments drive from M8 and M74 motorways as well as the East Kilbride Expressway
- COUNCIL TAX BAND: C - EPC RATING: E



**move on**

[www.moveonhomes.co.uk](http://www.moveonhomes.co.uk)









## MacDonald Grove, Bellshill, ML4 2SY

Move On are delighted to present to the market this charming 1 bedroom semi-detached bungalow in Bellshill - MacDonald Grove.

This property has accommodation all on the ground level which includes: Entrance hallway with storage for coats and shoes; a tastefully decorated lounge with laminate flooring, feature fireplace and a bay window; lovely kitchen with light oak coloured wall & floor units, and space for dining; large double bedroom; and a tiled shower room.

Externally there is a manicured rear garden which is mostly laid with paving stones, has a decked patio area and perimeter shrubs and plants; a small front garden; and a driveway to the side.

MacDonald Grove is a quiet cul-de-sac in Bellshill, just outside the town centre which has an array of shops, bars, restaurants, independent retailers, major supermarkets and a train station which has frequent services to both Glasgow and Edinburgh. For those commuting by car there is easy access to the M8 and M74 motorways as well as the East Kilbride Expressway.

move  on

## ROOM MEASUREMENTS

Lounge: 4.79m (15' 9") x 2.99m (9' 10")

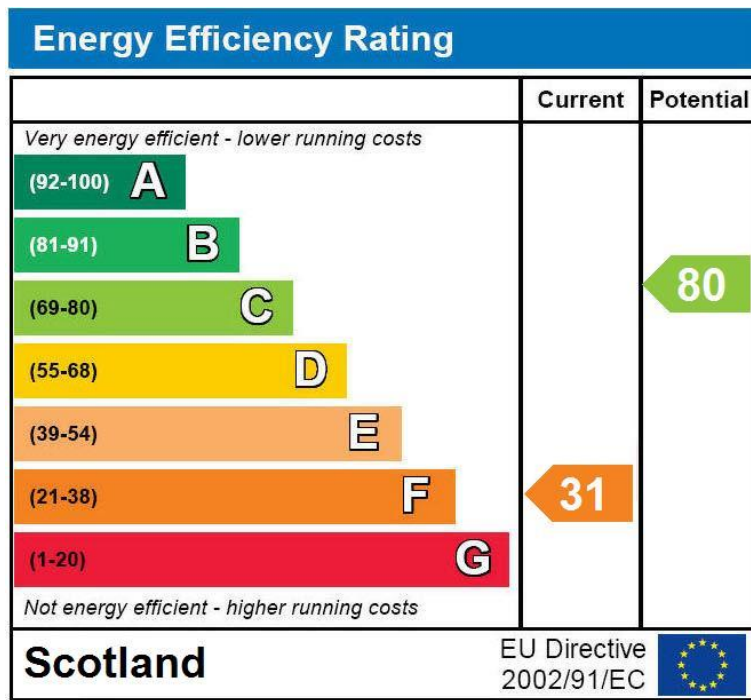
Kitchen / Dining: 3.57m (11' 9") x 2.00m (6' 7")

Bedroom: 3.57m (11' 9") x 2.94m (9' 8")

Shower Room: 2.50m (8' 2") x 1.60m (5' 3")



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.

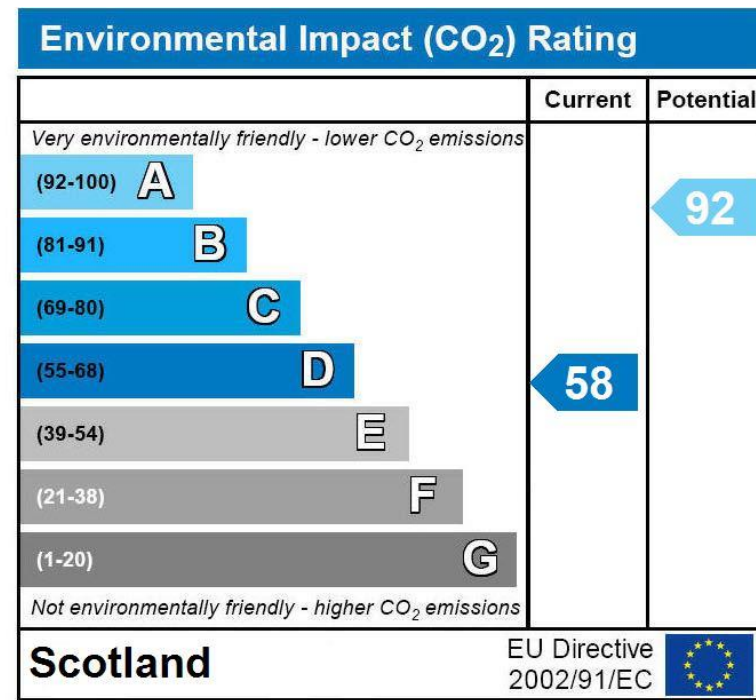


### Energy Efficiency Rating

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 F (31)**. 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 (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (58)**. 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.



# move n

166 Merry Street, Motherwell, ML1 1NA

EMAIL : [info@moveonhomes.co.uk](mailto:info@moveonhomes.co.uk)

WEB : [www.moveonhomes.co.uk](http://www.moveonhomes.co.uk)

01698 757 125

 [facebook.com/moveonhomes](https://facebook.com/moveonhomes)