



Queens Crescent

Bellshill, ML4 3AH

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End Terrace

2 Bedrooms  
1 Reception  
1 Bathroom



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## KEY FEATURES

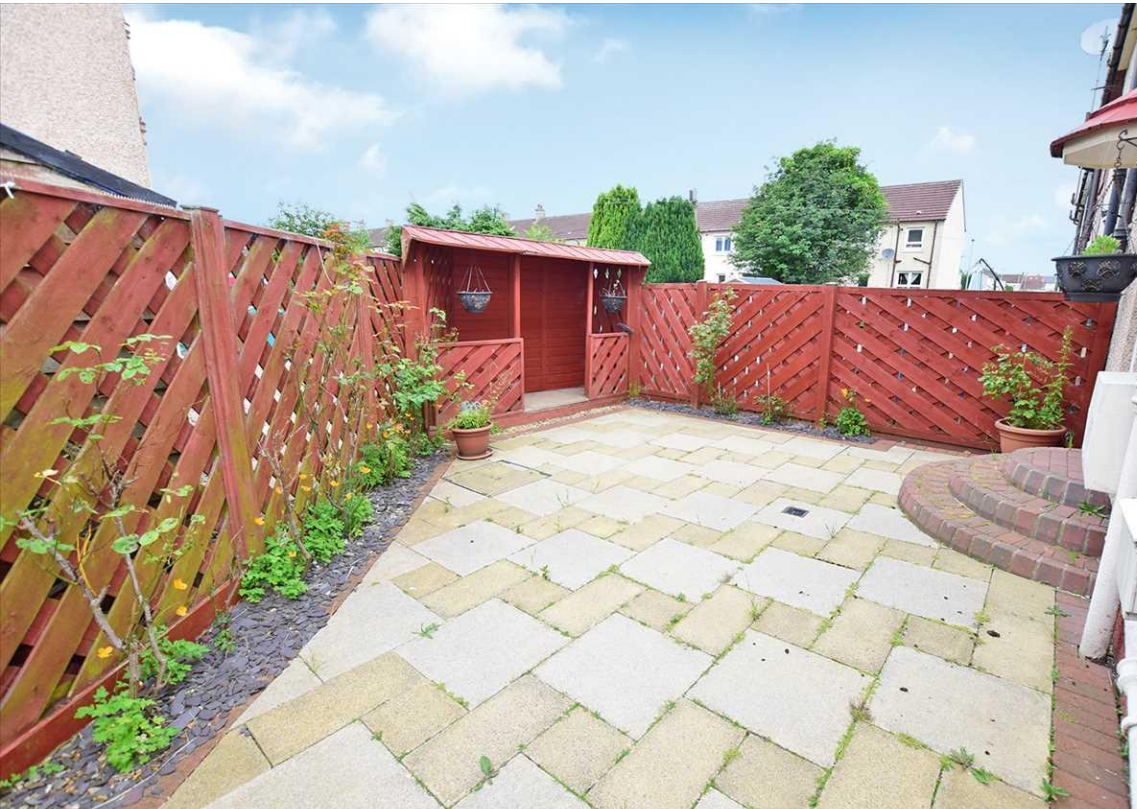
- End terraced home in popular location
- Bright lounge with neutral decor, feature fireplace and high gloss laminate flooring
- Full width kitchen with oak coloured wall and floor units and a large storage cupboard
- Both bedrooms are doubles with custom fitted wardrobes
- Tiled shower room
- Large corner plot with an enclosed, low maintenance rear garden
- 2-3 car monoblock driveway leads to a detached single garage
- Walking distance to town centre, shops, bars, supermarkets and Bellshill train station
- Easy access to the A725 East Kilbride Expressway, M74 and M8 motorways
- COUNCIL TAX BAND: A - EPC RATING: D



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## Queens Crescent, Bellshill, ML4 3AH

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

The accommodation features: A bright lounge with neutral decor, gloss finish wooden flooring and a feature fireplace; good sized, full-width kitchen with oak-coloured wall and floor units and a large storage cupboard; 2 double bedrooms, both of which have custom fitted furniture; and a fully tiled shower room. There is gas central heating and double glazing.

Externally the property sits on a large corner plot, which has a lawn area and 2-3 car monoblock driveway to the front leading to a detached single garage; and an enclosed rear garden which is mostly paved with perimeter shrubs and plants.

Queens Crescent is located just off the Hamilton Road in the Orbiston area of Bellshill, within walking distance of the town centre, shops, bars, restaurants, supermarkets and train station. For those commuting by car, the A725 East Kilbride Expressway is just a few moments drive giving easy access to both the M8 and M74 motorways.

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## ROOM MEASUREMENTS

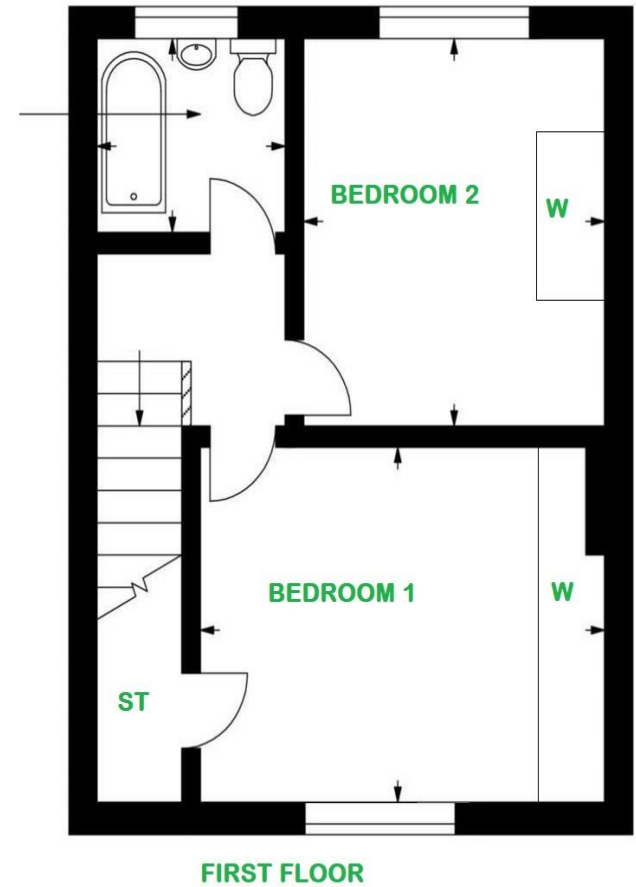
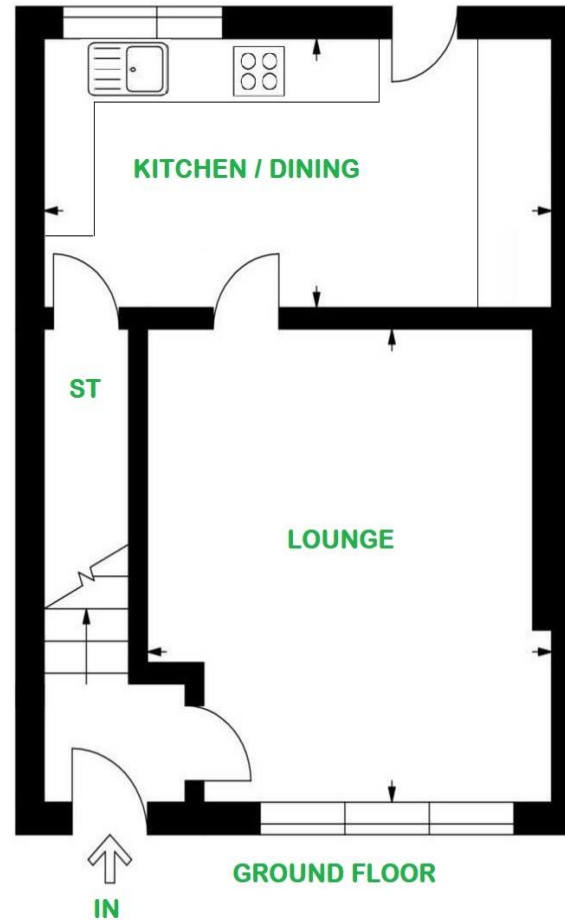
Lounge: 4.39m (14' 5") x 4.19m (13' 9")

Kitchen: 5.30m (17' 5") x 2.55m (8' 4")

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

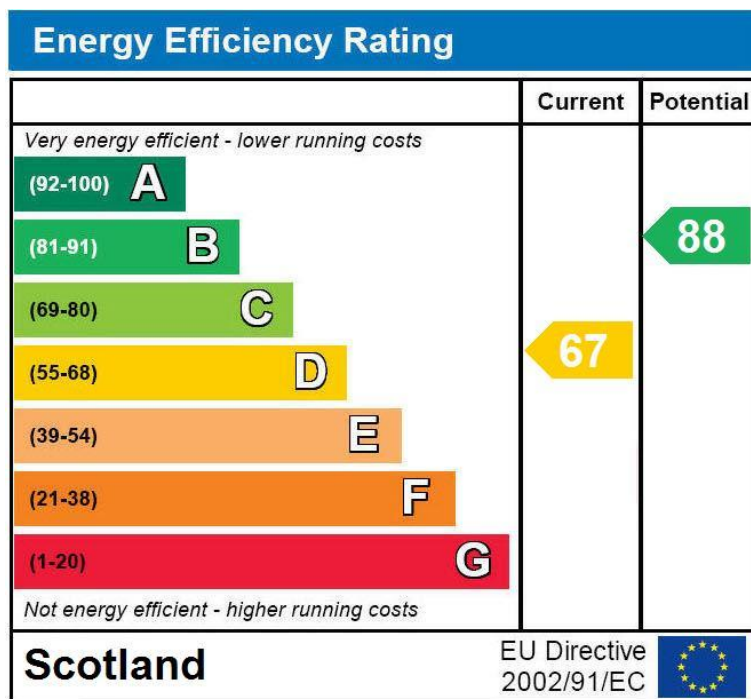
Bedroom 2: 3.50m (11' 6") x 3.30m (10' 10")

Shower Room: 2.10m (6' 11") x 2.00m (6' 7")



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.

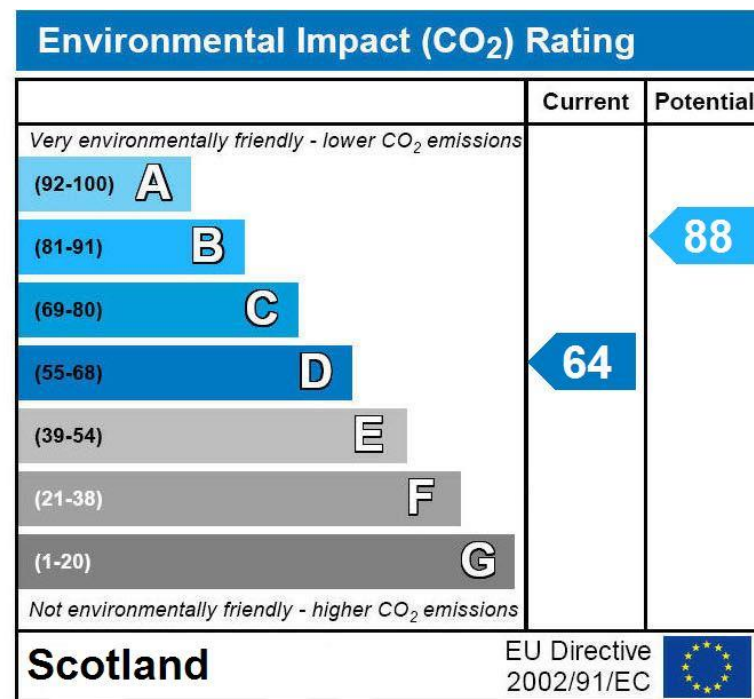


### Energy Efficiency Rating

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 D (67)**. 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 (64)**. 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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