



Colville Court

Carfin, Motherwell, ML1 4BF

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Colville Court
Carfin
ML1 4BF

First Floor Flat

2 Bedrooms
1 Reception
1 Bathroom



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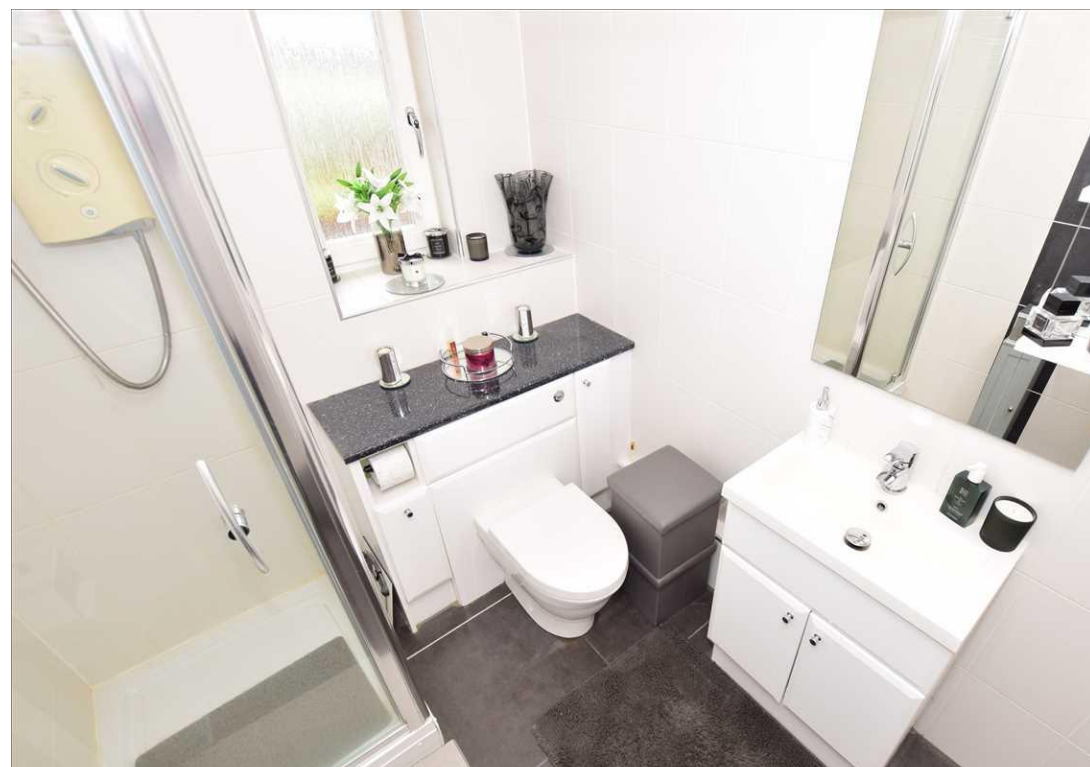
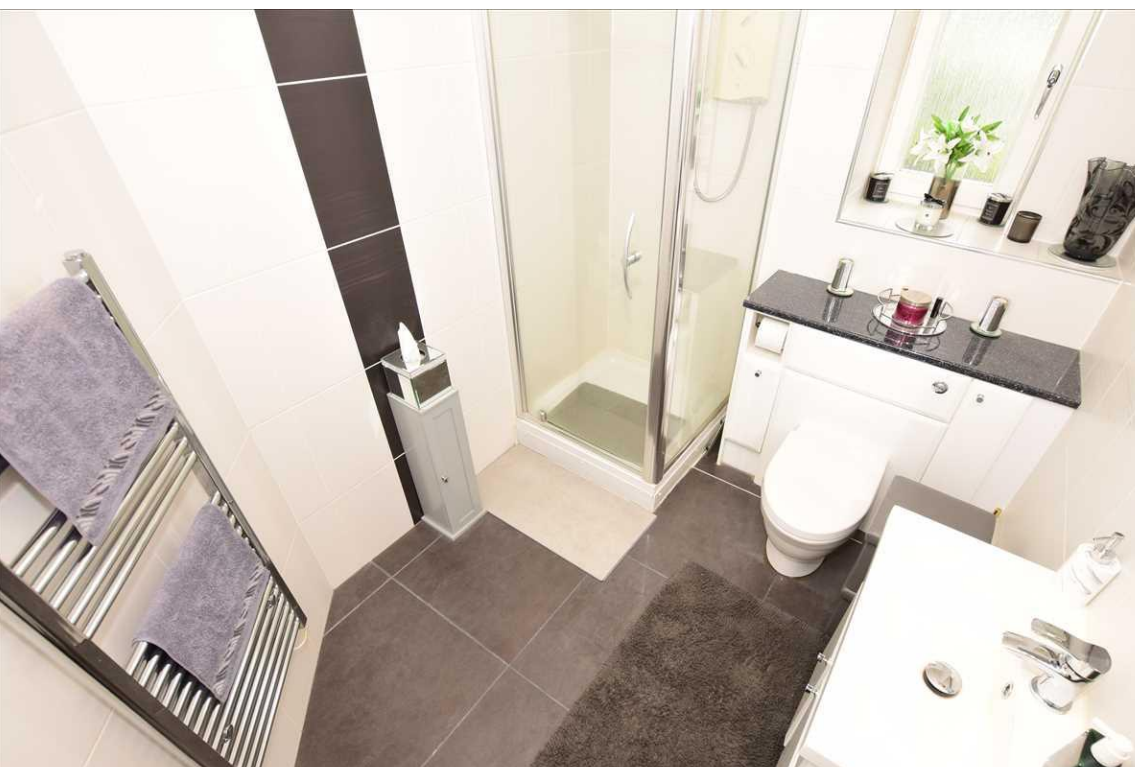
KEY FEATURES

- **Stunning first floor flat in immaculate condition throughout**
- **Spacious lounge with walnut oak coloured flooring, feature fireplace and box-bay corner window**
- **Gorgeous white high gloss kitchen**
- **Modern fully tiled shower room**
- **2 double bedrooms with fitted wardrobes**
- **Large storage cupboard**
- **Quiet cul-de-sac location with residents allocated parking and visitor parking**
- **Walking distance to Carfin train station which has frequent services to Glasgow and Edinburgh**
- **Easy access to M8 and M74 motorways**
- **COUNCIL TAX BAND: B - EPC RATING: C**



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Move On are delighted to present to the market this absolutely stunning 2 bedroom, first floor flat in Carfin - Colville Court.

On arrival at the property, there is a security entry which leads to a well kept internal staircase shared with 1 neighbour leading to the entrance to the flat. Stepping inside, the welcoming hallway leads to the accommodation which includes: A spacious and bright lounge with quality walnut oak laminate flooring, feature fireplace, and a box-bay corner window; gorgeous white high gloss fitted kitchen with contrasting black worktops and space for a small table & chairs for dining; 2 generous double bedrooms, both of which have fitted wardrobes; a fully tiled, modern shower room; and a large storage cupboard. There is an electric central heating system, and double glazing. This property comes to the market in immaculate condition throughout, with tasteful, fresh neutral decor and quality finishings.

Externally there is a small garden area to the side of the property, residents allocated car parking, and visitor parking spaces.

Colville Court is a quiet cul-de-sac set within a modern development in Carfin, on the outskirts of Motherwell, within easy reach of Motherwell town centre, shops, bars and restaurants. Carfin train station is within walking distance, connecting Glasgow and Edinburgh; and the M8 and M74 motorways are just a few minutes drive. The area is well served for leisure facilities including Golf Courses, Sports centres and Country Parks.

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ROOM MEASUREMENTS

Lounge: 6.10m (20' 0") x 4.60m (15' 1")

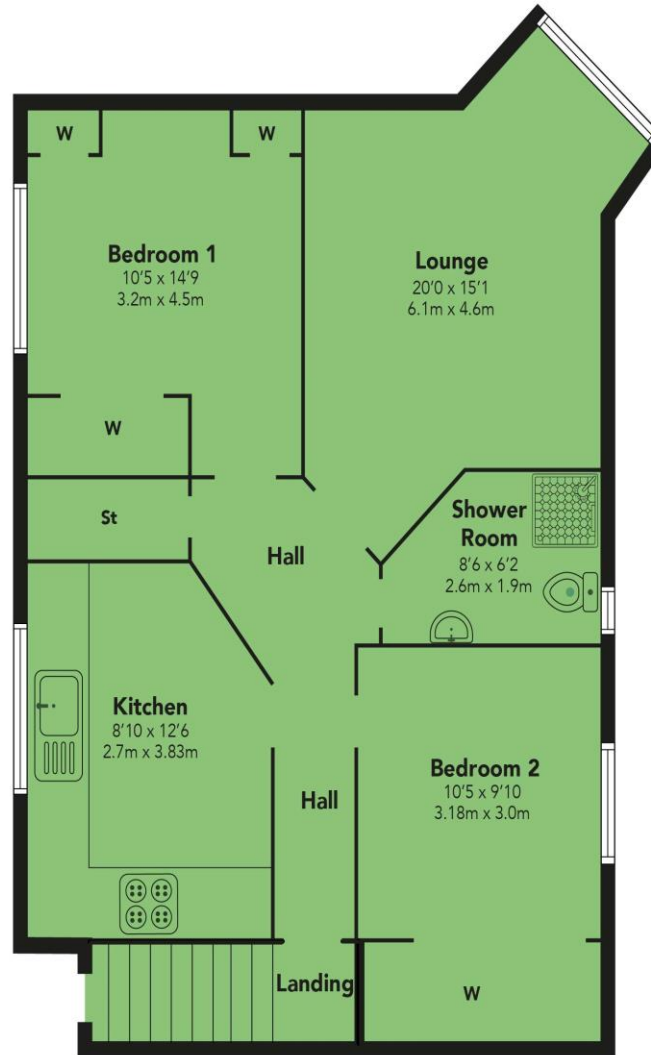
Kitchen: 3.83m (12' 7") x 2.70m (8' 10")

Bedroom 1: 4.50m (14' 9") x 3.20m (10' 6")

Bedroom 2: 3.18m (10' 5") x 3.00m (9' 10")

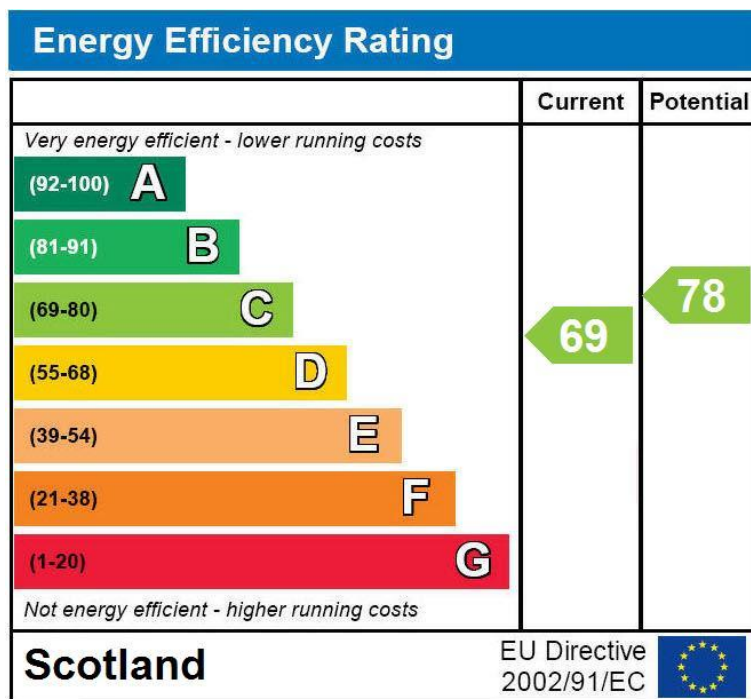
Shower Room: 2.60m (8' 6") x 1.90m (6' 3")

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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.

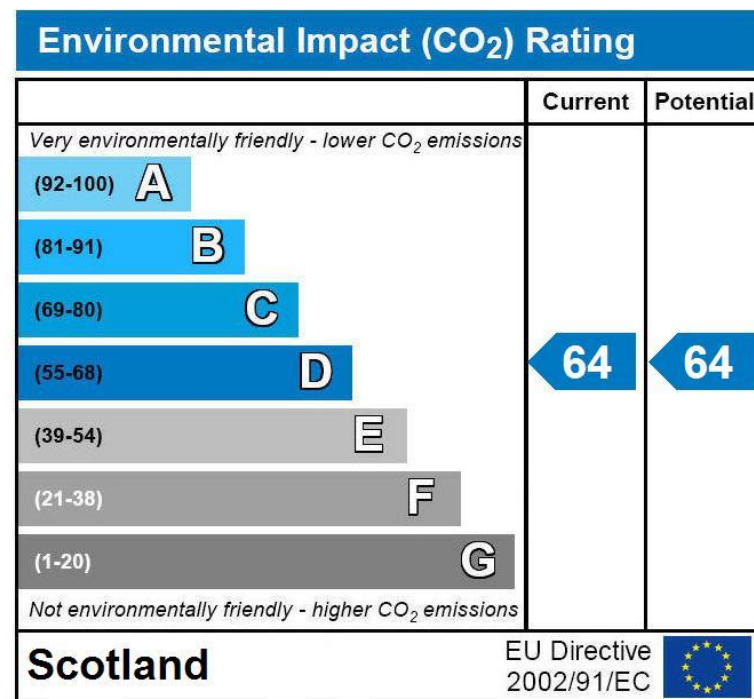


Energy Efficiency Rating

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 (69)**. 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 (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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