



**Sycamore Gardens**

Blackwood, ML11 9SX

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Sycamore Gardens  
Blackwood  
ML11 9SX

**Bungalow**

**3 Bedrooms  
2 Receptions  
1 Bathroom**



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**01698 757 125**

## KEY FEATURES

- Well presented detached bungalow in walk-in condition
- Welcoming hallway leads to an open plan dining area
- Modern Kitchen with walnut oak coloured units and contrasting worktops
- Bright lounge with wood flooring and feature fireplace
- 3 bedrooms - 2 of which have fitted wardrobes
- 4 piece bathroom suite
- 2 car monoblock driveway leads to an integral garage
- Mature, landscaped gardens to front and rear
- Close to local amenities, Primary Schools, and easy access to the M74 motorway
- COUNCIL TAX BAND: D - EPC RATING: C



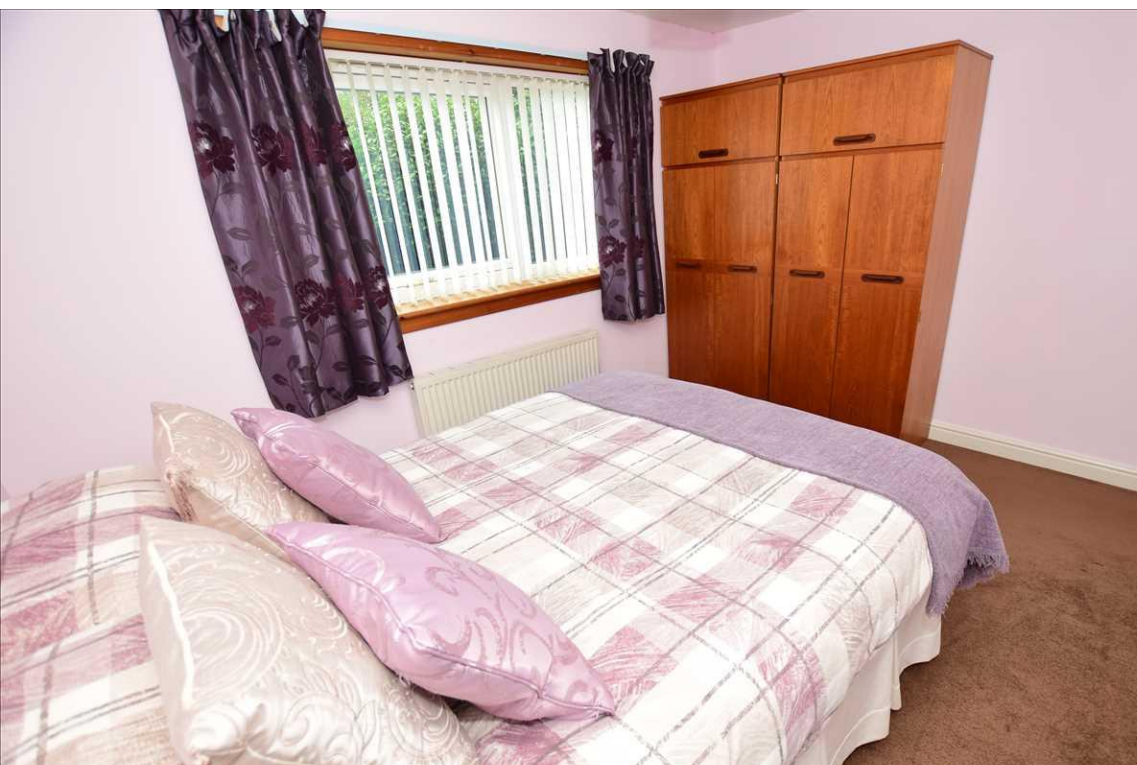
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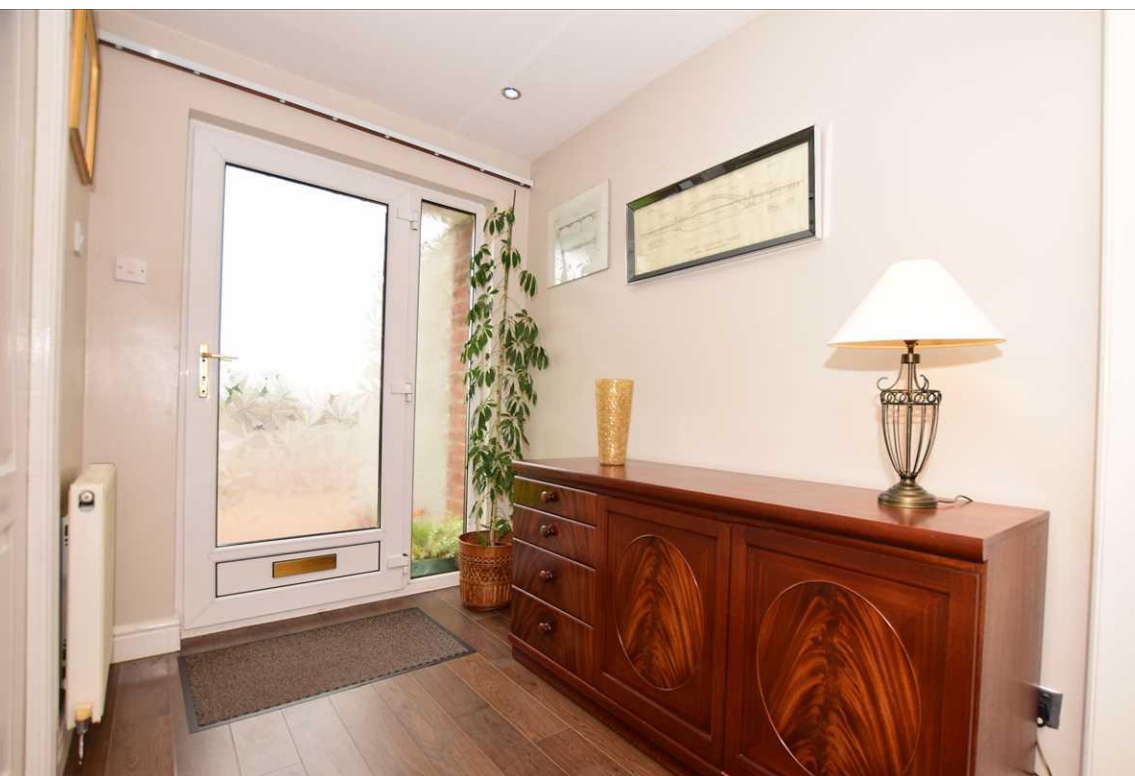


















## Sycamore Gardens, Blackwood, ML11 9SX

Move On are delighted to present to the market this lovely 3 bedroom detached bungalow in Blackwood - Sycamore Gardens.

This fantastic home has living accommodation all on the ground level which includes : A welcoming entrance hallway which leads to an open plan dining area and modern kitchen with walnut oak coloured floor units, and contrasting worktops' A spacious and bright front facing lounge with neutral decor and a feature fireplace; 3 bedrooms - 2 doubles and a single, with fitted wardrobes in 2 of the rooms; and a 4 piece bathroom suite. There is gas central heating and double glazing.

Externally there is a 2 car monoblock driveway to the front which leads to the single integral garage, and a small garden area with a lawn and decorative boundary. To the rear is a paved patio area and a lawn with perimeter shrubs and trees.

Sycamore Gardens is a quiet cul-de-sac located just off Heathfield Drive in the village of Blackwood, within walking distance to the local primary schools and amenities for day to day shopping. For those commuting by car, there is easy access to the M74 motorway. Nearby villages and towns include Larkhall, Lesmahagow, Hamilton, Carluke and Lanark.

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## ROOM MEASUREMENTS

Lounge: 4.63m (15' 2") x 4.57m (15' 0")

Dining Room: 2.96m (9' 9") x 2.75m (9' 0")

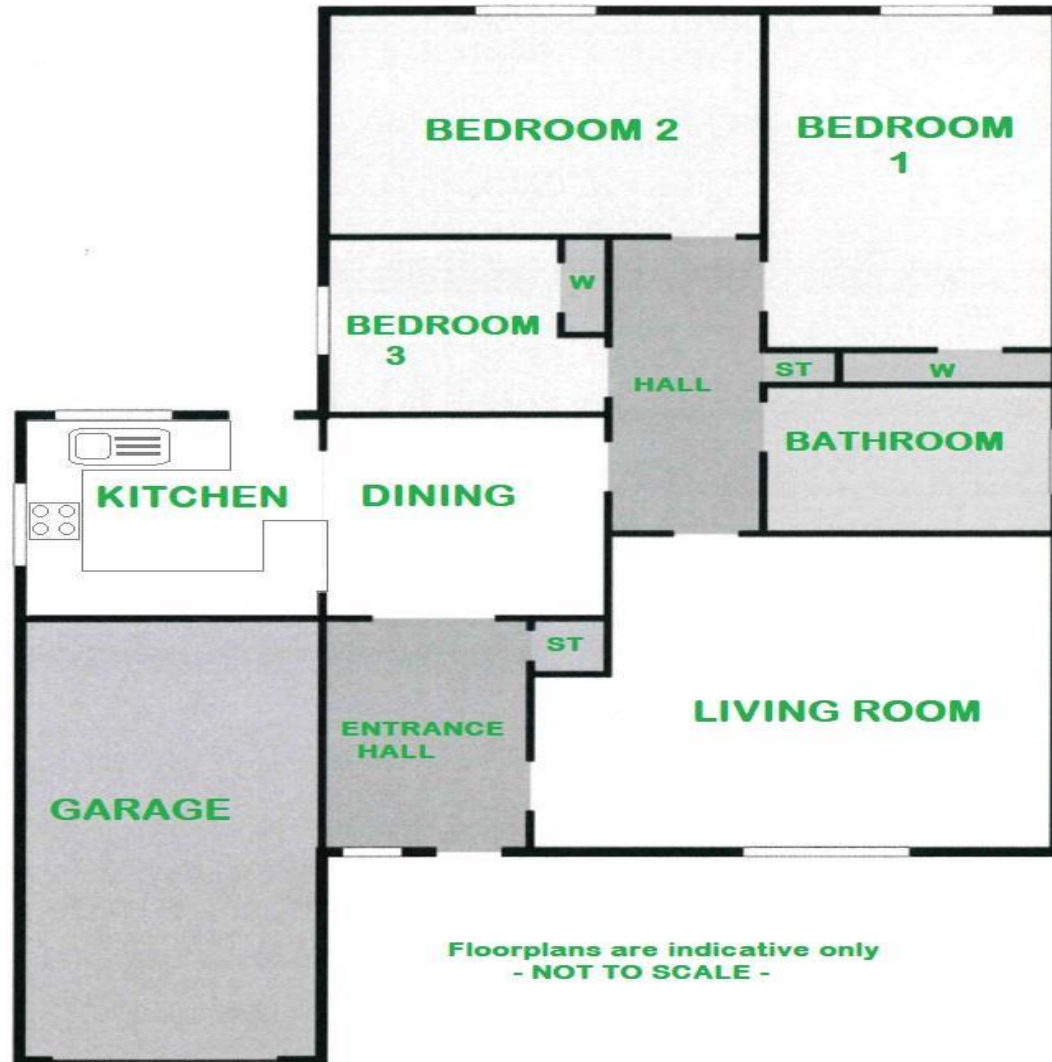
Kitchen: 2.80m (9' 2") x 2.67m (8' 9")

Bedroom 1: 3.60m (11' 10") x 2.75m (9' 0")

Bedroom 2: 3.60m (11' 10") x 2.75m (9' 0")

Bedroom 3: 2.82m (9' 3") x 2.30m (7' 7")

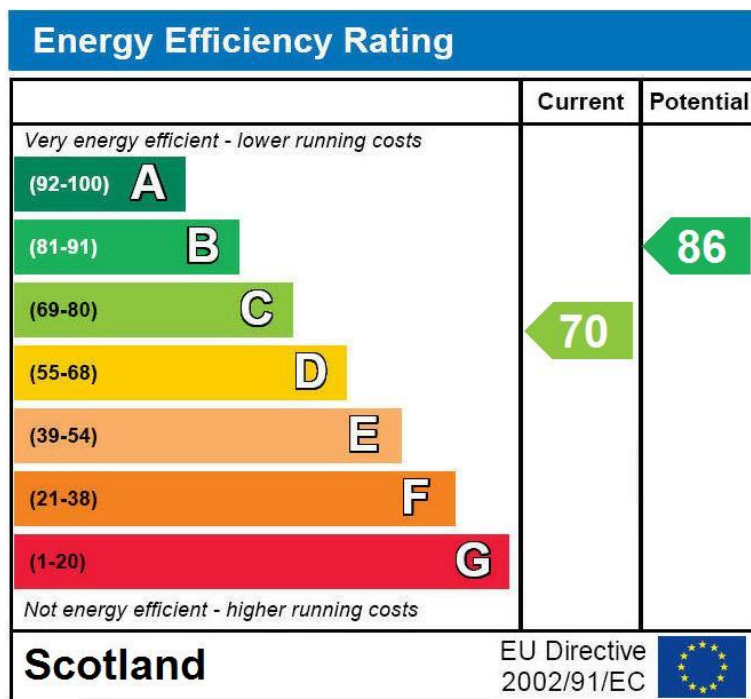
Bathroom: 2.77m (9' 1") x 2.00m (6' 7")



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.



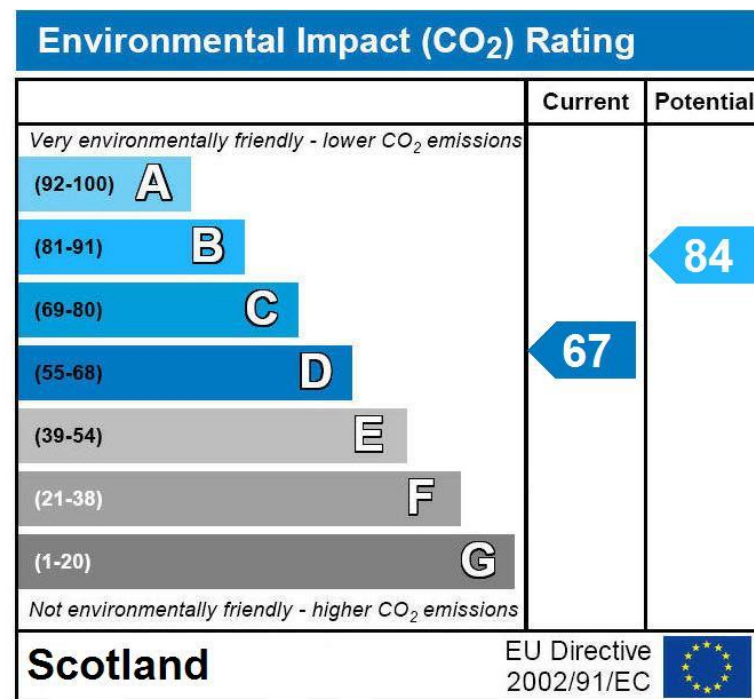


### Energy Efficiency Rating

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 C (70)**. 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 (67)**. 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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