



Clayton Path

Bellshill, ML4 1NL

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Clayton Path  
Bellshill  
ML4 1NL

Mid-Terraced

3 Bedrooms  
1 Reception  
1 Bathroom



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## KEY FEATURES

- **Mid terraced home in desirable location**
- **Full length lounge and open plan dining area with patio doors leading out to the rear garden**
- **Good sized kitchen with cream wall and floor units**
- **2 double bedrooms on the first floor, with good storage**
- **3rd bedroom on the ground floor which could alternatively be used as a dining room or 2nd lounge**
- **Enclosed front and rear gardens**
- **Close to Bellshill town centre, shops, bars, restaurants and supermarkets**
- **Just a few moments drive to both the M8 and M74 motorways as well as the 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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## Clayton Path, Bellshill, ML4 1NL

Move On are delighted to present to the market this 3 bedroom mid-terraced home in Bellshill - Clayton Path.

The accommodation features: A full length lounge and open plan dining area, with patio doors leading out to the rear garden; good sized kitchen with cream wall and floor units, 'butcher block' style worktops; stainless steel sink and integrated double oven and hob; 2 double bedrooms on the first floor with storage; and a 3rd bedroom on the ground floor which could alternatively be used as a dining room or 2nd lounge.

Externally there is enclosed gardens to front and rear - the front is monoblocked with a brick perimeter wall; and the rear garden has a split level design with a drying area, red chipped stones, shrubs and trees.

Clayton Path is located in a sought after and residential area of Bellshill, just off Hattonrigg Road, and close to North Road, around a 15 minute walk from the town centre which has a variety of supermarkets, shops, restaurants, bars and leisure facilities. Bellshill also has its own golf course and access to Strathclyde Country Park. For anyone commuting, the train station is on the main Glasgow to Edinburgh line, and you can access the M74 and M8 motorways within a few minutes' drive.

Mortgage advice available on this property - call to speak to one of our experienced mortgage advisers.

Do you have a property to sell? The team at Move On can get you on the market for sale.

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## ROOM MEASUREMENTS

Lounge: 6.90m (22' 8") x 3.20m (10' 6")

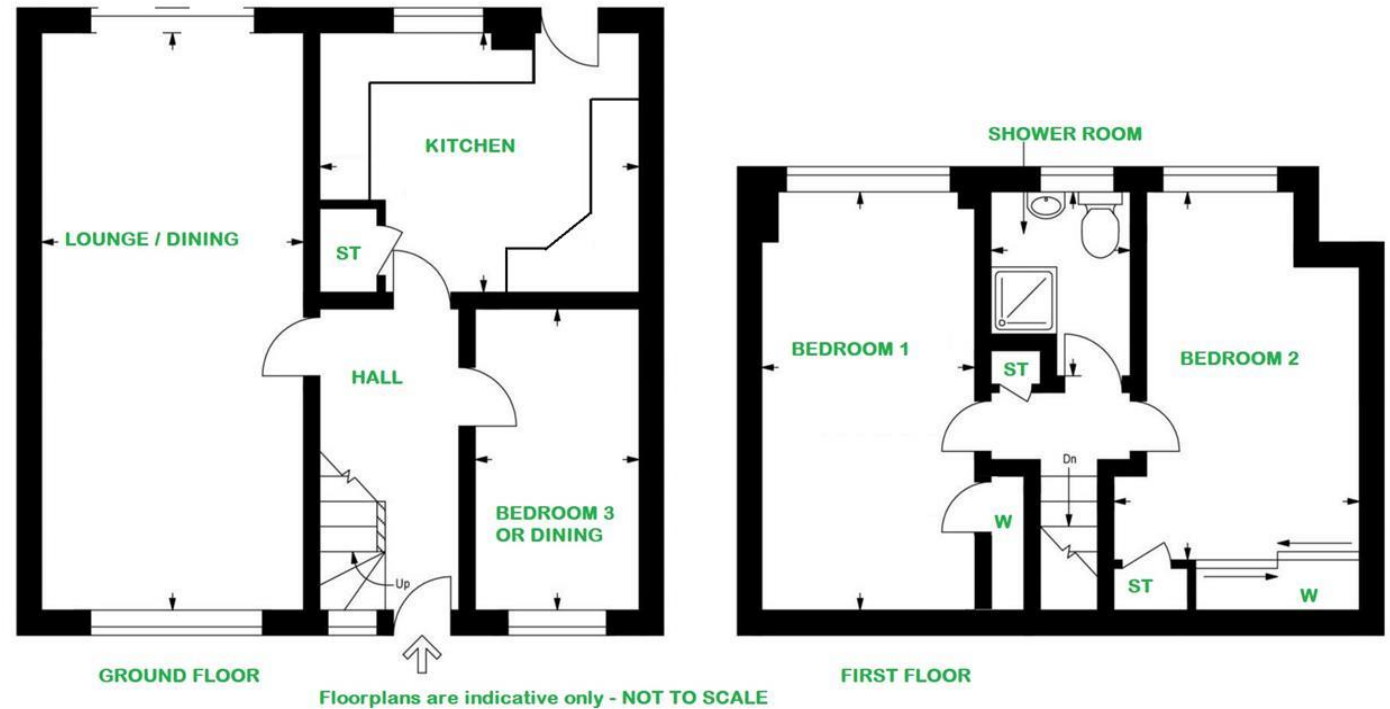
Kitchen: 3.89m (12' 9") x 3.00m (9' 10")

Bedroom 1: 5.00m (16' 5") x 2.60m (8' 6")

Bedroom 2: 4.80m (15' 9") x 3.00m (9' 10")

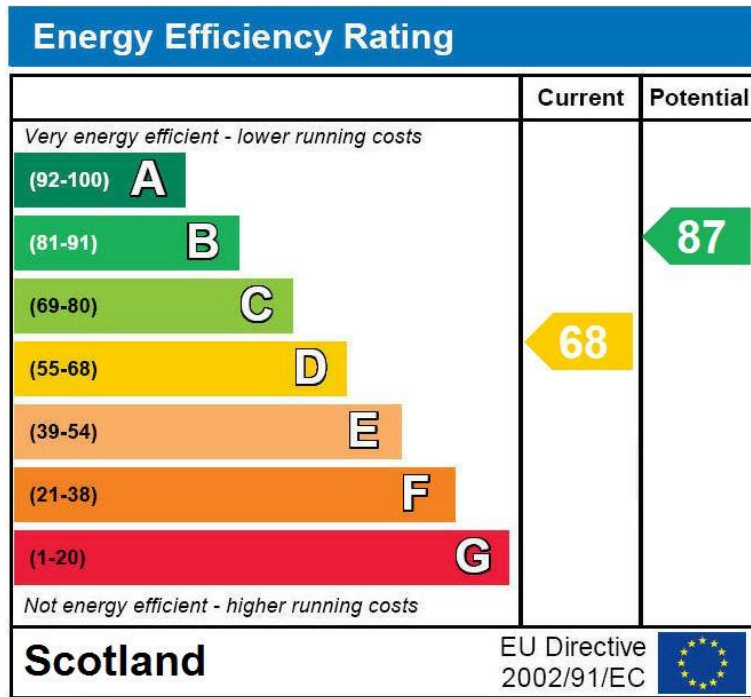
Bedroom 3: 3.70m (12' 2") x 2.00m (6' 7")

Bathroom: 1.80m (5' 11") x 2.40m (7' 10")



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.



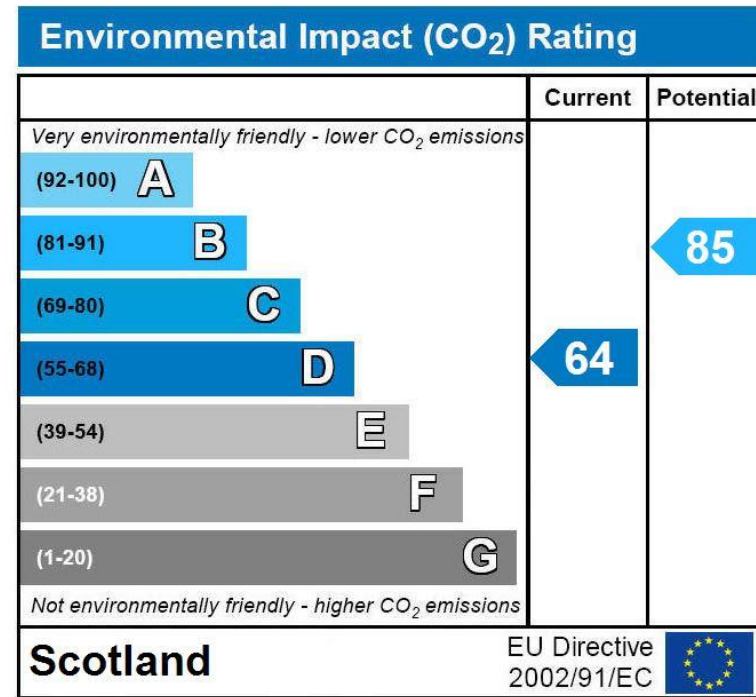


### Energy Efficiency Rating

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 (68)**. 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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