



Bon Accord Crescent
Shotts, ML7 4EA

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ML7 4EA

Ground floor flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Ground floor flat
- Bright lounge with feature wall decor and laminate flooring
- Good sized kitchen with white wall and floor units and contrasting black worktops
- 2 double bedrooms
- Partially tiled shower room
- Large Garden to the rear plus off-street parking for several cars
- Close to local amenities
- Easy access to the M8 motorway
- Just a few minutes walk to Shotts train station which has frequent service to Glasgow and Edinburgh
- COUNCIL TAX BAND: A - EPC RATING:C



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ROOM MEASUREMENTS

Lounge: 4.30m (14' 1") x 3.80m (12' 6")

Kitchen: 3.30m (10' 10") x 3.20m (10' 6")

Bedroom 1: 4.40m (14' 5") x 3.30m (10' 10")

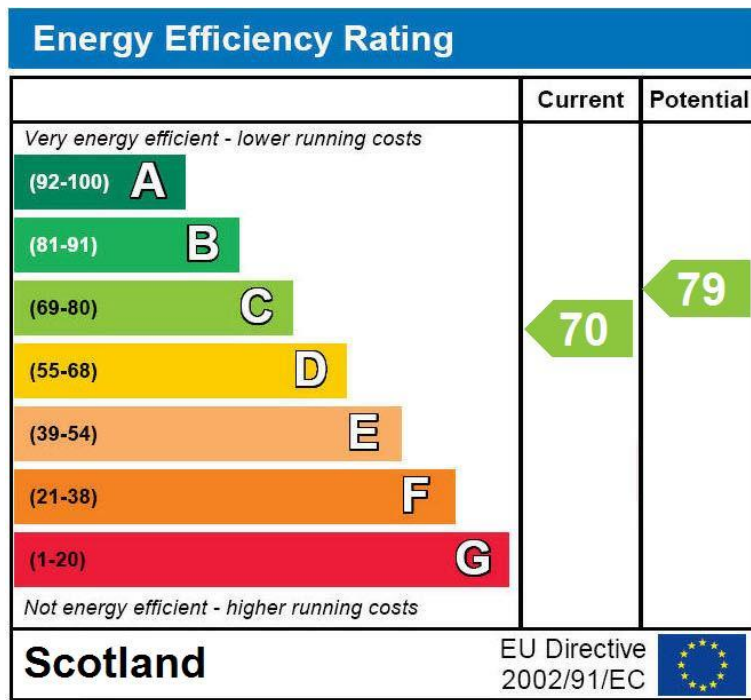
Bedroom 2: 3.10m (10' 2") x 4.10m (13' 5")

Bathroom: 2.20m (7' 3") x 1.70m (5' 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.

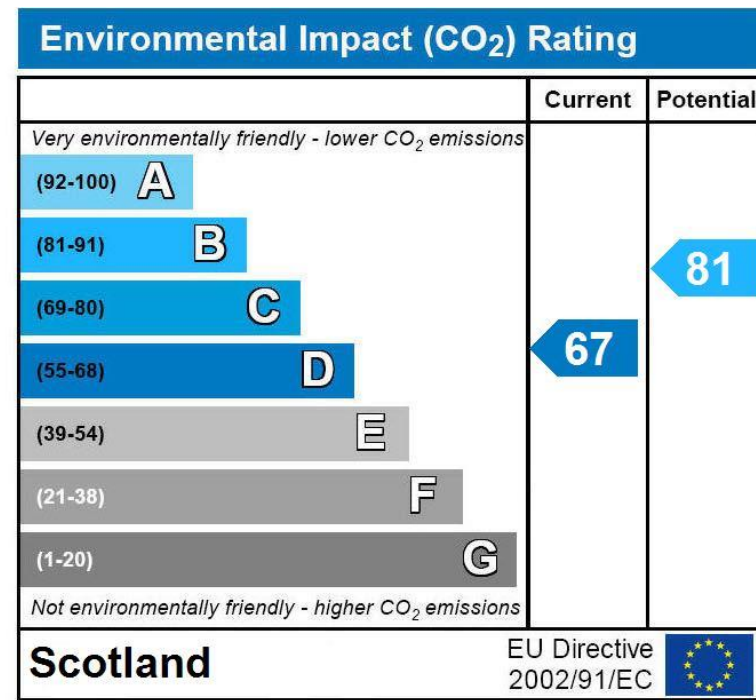


Energy Efficiency Rating

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 (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 (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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