



McCourt Gardens
Bellshill, ML4 1QB

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McCourt Gardens
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Ground floor flat

1 Bedroom
1 Reception
1 Bathroom



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KEY FEATURES

- Well presented ground floor flat with great room sizes - perfectly suited for those requiring living accommodation all on the ground level
- Large lounge with dual aspect windows, feature wall decor, laminate flooring and space for dining
- Good sized kitchen with white wall and floor units, grey worktops and tiled splashback
- Double bedroom with fitted wardrobes
- Modern shower room
- Gas central heating, double glazing and security entry
- Ample car parking for residents and guests
- Walking distance to Bellshill town centre, shops, bars, restaurants, supermarkets and Bellshill train station
- Just a few moments drive from the M74, M8 and M73 motorways as well as the A725 East Kilbride Expressway
- COUNCIL TAX BAND : B - EPC RATING: C

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McCourt Gardens, Bellshill, ML4 1QB

Move On are delighted to present to the market this 1 bedroom, ground floor flat in Bellshill - McCourt Gardens.

This lovely home is in walk-in condition, with generous room sizes, and would be perfectly suited for those looking for living accommodation all on the ground level.

The accommodation features: A bright lounge with dual aspect windows letting in lots of natural light, laminate flooring, neutral decor, feature wall, and space for dining; a good sized kitchen with white wall and floor units, grey worktops and tiled splashback; double bedroom with fitted wardrobes; and a modern shower room. There is gas central heating, double glazing, and security entry.

Externally there is a large parking area for residents and guests to the rear of the building, and manicured gardens all round.

McCourt Gardens is situated in a popular location in the Mossend area of Bellshill, close to Bellshill Main Street which has a good selection of shops, bars and restaurants as well as major supermarkets including Morrisons, Tesco and Aldi. Bellshill train station is also located within the town centre with frequent services to Glasgow and Edinburgh, and for those commuting by car, the M8, M74 and A725 East Kilbride Expressway are all within a few minutes drive.

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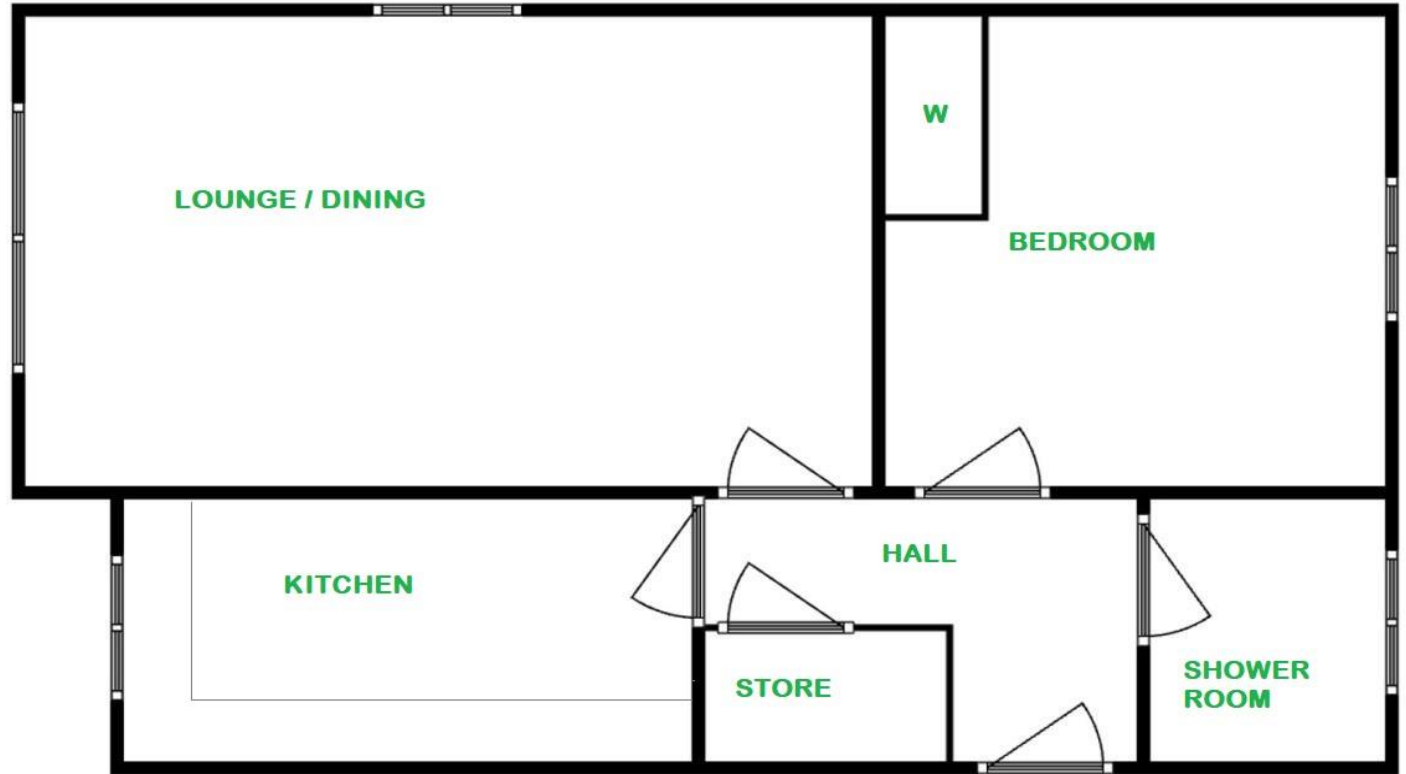
ROOM MEASUREMENTS

Lounge: 6.10m (20' 0") x 3.50m (11' 6")

Kitchen: 4.30m (14' 1") x 2.00m (6' 7")

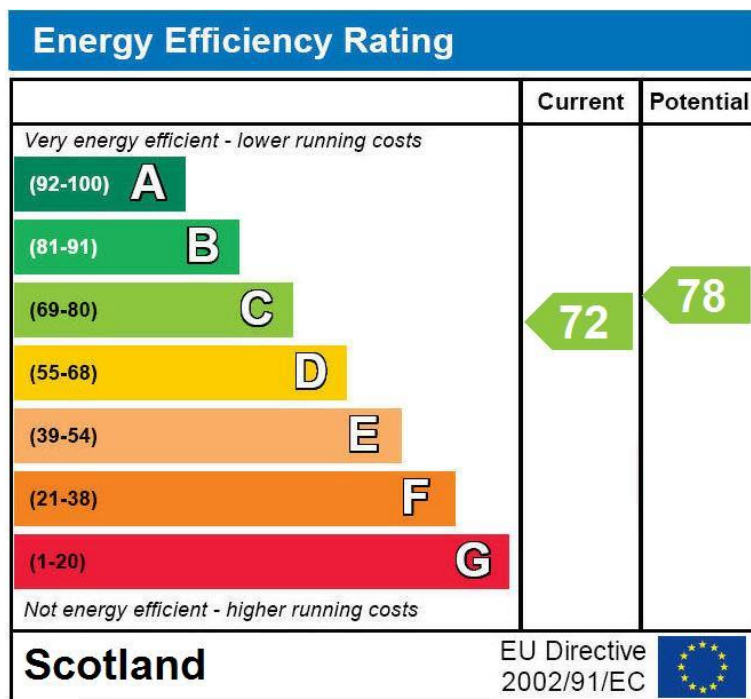
Bedroom: 3.70m (12' 2") x 3.50m (11' 6")

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.

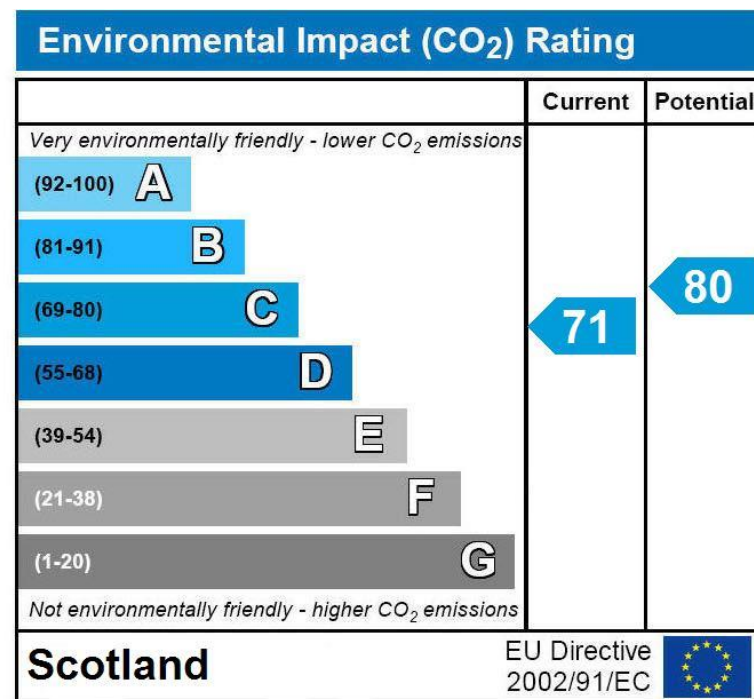


Energy Efficiency Rating

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 C (72)**. 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 C (71)**. 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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