



MacDonald Grove
Bellshill, ML4 2SY

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MacDonald Grove
Bellshill
ML4 2SY

First floor

1 Bedroom
1 Reception
1 Bathroom



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KEY FEATURES

- Well presented first floor flat with own main door entry
- Walk in condition and would make an excellent first time buy, buy to let, or suit those downsizing
- Bright lounge with tasteful decor
- Modern kitchen with oak coloured wall and floor units and a large storage/utility cupboard
- Tiled shower room
- Double bedroom with fitted mirrored wardrobes
- Floored loftspace for storage, with power and lighting accessed via a pull-down ladder
- Shared driveway + own garden section to rear
- Quiet cul-de-sac location close to Bellshill town centre, shops and train station with easy access to the M74, M8 and A725
- COUNCIL TAX BAND:A - EPC RATING: D

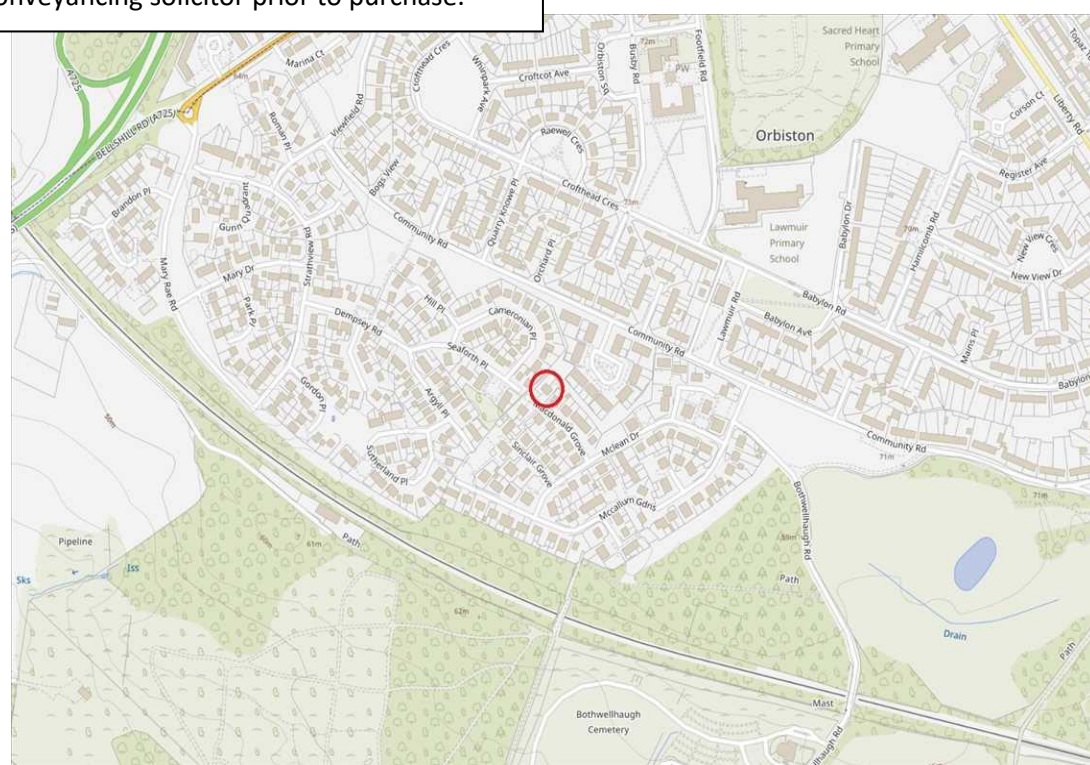
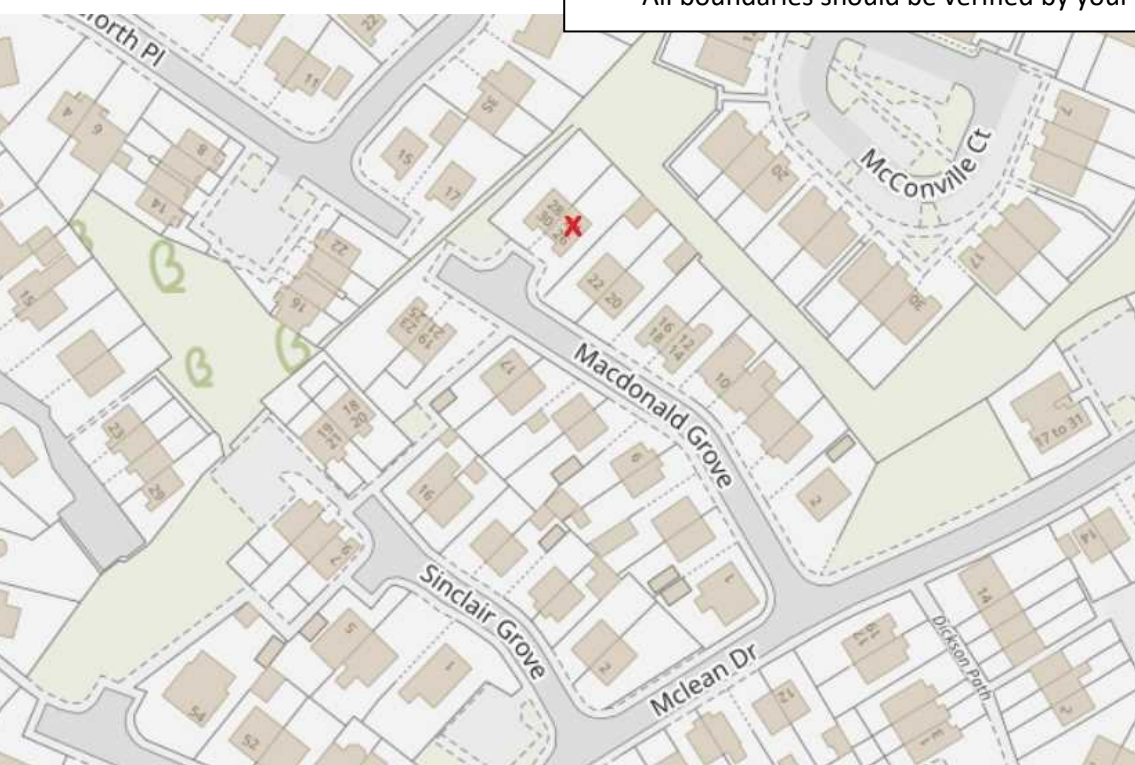


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All boundaries should be verified by your conveyancing solicitor prior to purchase.



MacDonald Grove, Bellshill, ML4 2SY

Move On are delighted to present to the market this 1 bedroom, first floor flat in Bellshill - Macdonald Grove.

This immaculate home is well presented throughout, in walk-in condition, and would make an excellent first time buy, buy to let investment, or suit those wishing to downsize.

The accommodation features: A bright lounge with tasteful decor; modern kitchen with oak coloured wall and floor units, walnut marble effect worktops and a large storage cupboard; double bedroom with fitted mirrored wardrobes; and a fully tiled shower room. The property further benefits from a large loftspace for storage accessed via a pull-down ladder, which has been floored with lighting and power; recently upgraded oil filled electric heaters; instant hot water cylinder; and own main door entry.

Externally there is a shared driveway to the side and own garden section to the rear, plus further unrestricted on street parking is available.

MacDonald Grove is a quiet cul-de-sac in Bellshill, just outside the town centre which has an array of shops, bars, restaurants, independent retailers, major supermarkets and a train station which has frequent services to both Glasgow and Edinburgh. For those commuting by car there is easy access to the M8 and M74 motorways as well as the East Kilbride Expressway.

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ROOM MEASUREMENTS

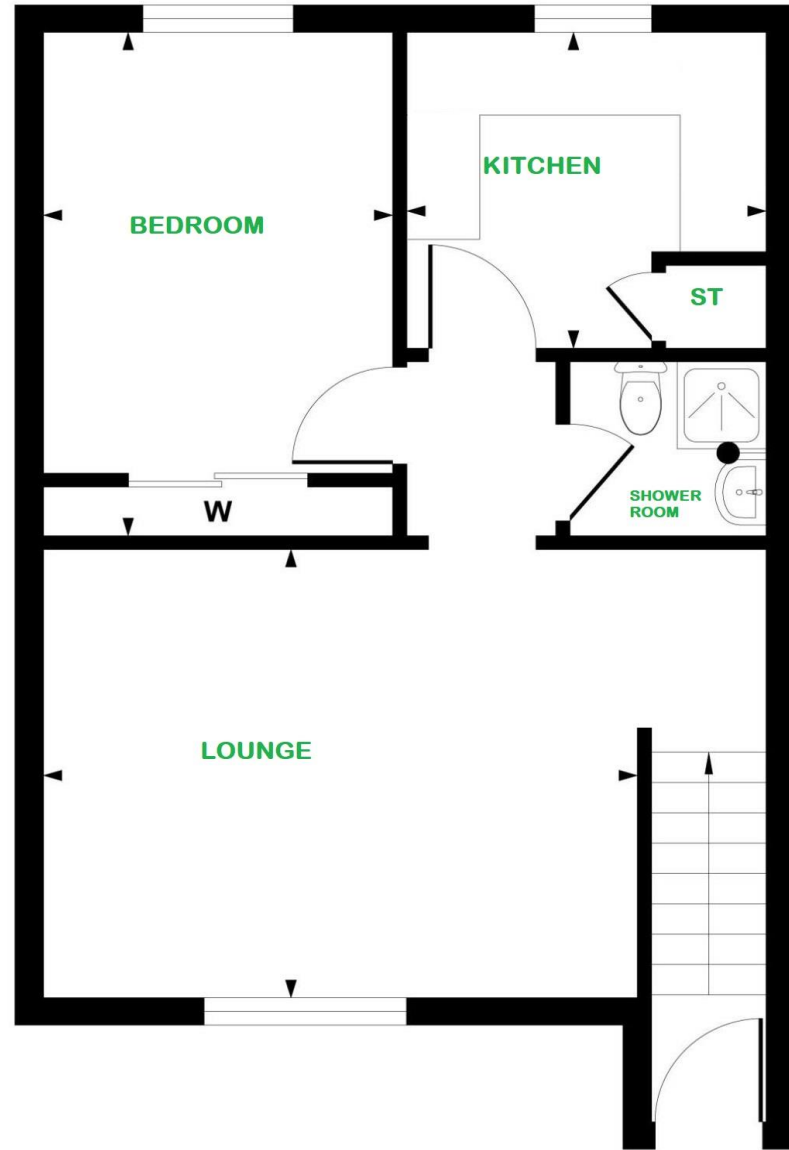
Lounge: 4.85m (15' 11") x 3.16m (10' 4")

Kitchen: 2.38m (7' 10") x 2.27m (7' 5")

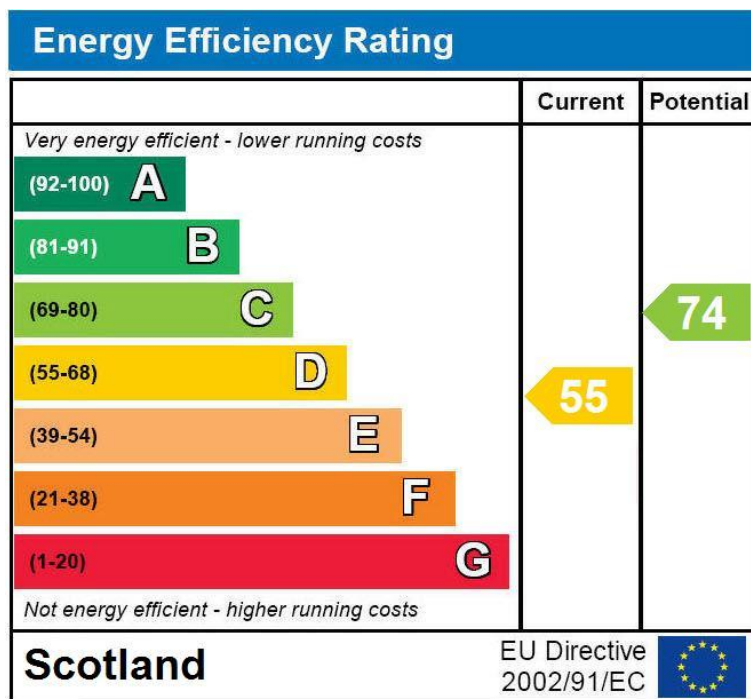
Bedroom: 3.30m (10' 10") x 2.95m (9' 8")

Shower Room: 1.50m (4' 11") x 1.50m (4' 11")

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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.

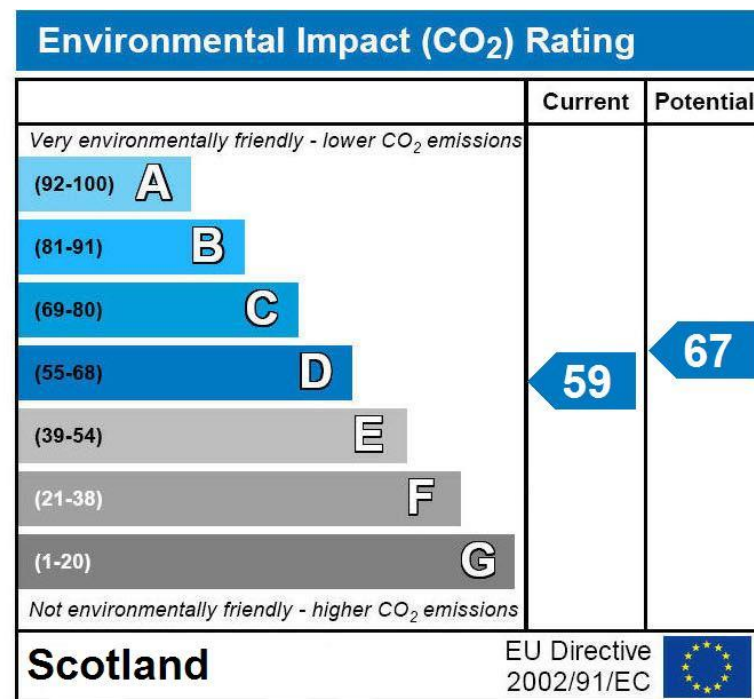


Energy Efficiency Rating

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 (55)**. 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 (59)**. 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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