



Mary Drive
Bellshill, ML4 2UP

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Semi-detached

3 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

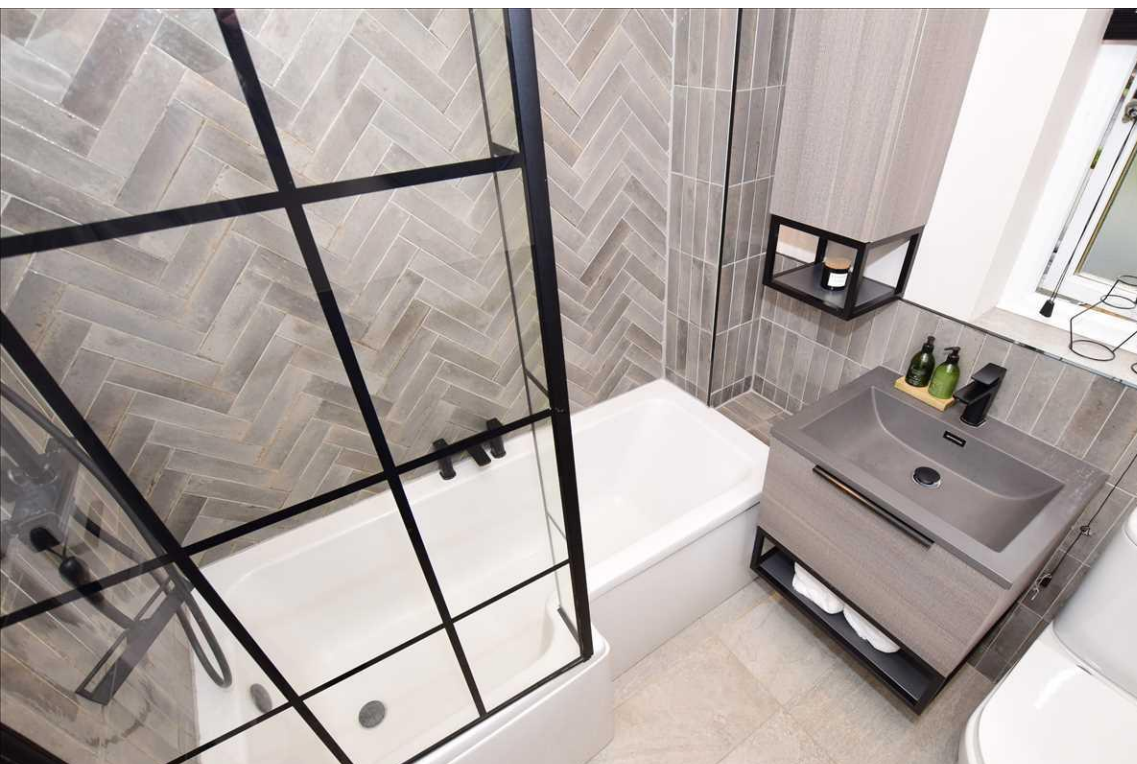
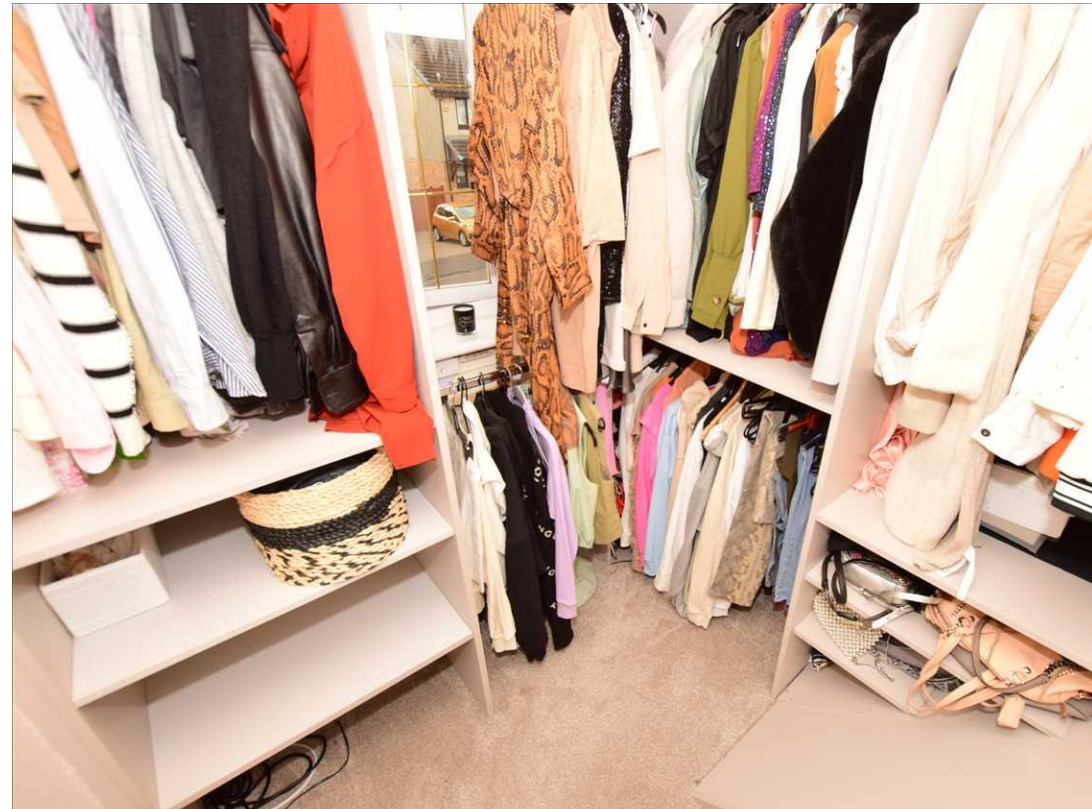
- **Stunning semi-detached home, recently refurbished throughout and finished to a high standard**
- **Bright, full length lounge with open plan dining area, and patio doors leading out to the rear garden**
- **Gorgeous new kitchen with integrated appliances**
- **3 bedrooms - 2 doubles (one with fitted wardrobes) and 1 single (currently used as dressing room)**
- **Beautiful new designer bathroom suite**
- **Fully enclosed landscaped garden to the rear with raised deck patio**
- **Driveway and detached single garage**
- **Situated in the sought after Lochview Estate in Bellshill, close to the town centre, shops and train station**
- **Close to M8, M74 and East Kilbride Expressway**
- **COUNCIL TAX BAND : C - EPC RATING:C**



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Mary Drive, Bellshill, ML4 2UP

Move On are delighted to present to the market this gorgeous 3 bedroom semi-detached villa in Bellshill - Mary Drive.

This stunning home has been recently refurbished throughout, is finished to a very high standard, and is in true walk-in condition. The accommodation features: A bright lounge with tasteful decor and grey LVT herringbone flooring, with an open plan dining area and patio doors leading to the rear garden; lovely modern kitchen with integrated appliances; 3 bedroom on the first floor - 2 doubles and a single (currently used as a dressing room); and a designer bathroom suite, finished in grey with a "P" shaped bath and shower. There is gas central heating and double glazing.

Externally the property has a low maintenance front garden with a monoblock path and chipped paving stones; and the rear garden is fully enclosed, with a raised decked patio area and lawn. There is also a driveway to the rear which leads to the detached single garage.

Mary Drive is located in the sought after Lochview Estate in Bellshill. It is close to the town centre, which has its own train station with frequent services to Glasgow and Edinburgh; a variety of supermarkets, restaurants and bars, plus its own sports centre and golf course. For anyone commuting by car the M74, M8 and East Kilbride express way are all just a few minutes' drive away. Nearby towns include Motherwell, Hamilton & Coatbridge.

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ROOM MEASUREMENTS

Lounge: 3.68m (12'1") x 3.58m (11'9")

Kitchen: 2.82m (9'3") x 2.39m (7'10")

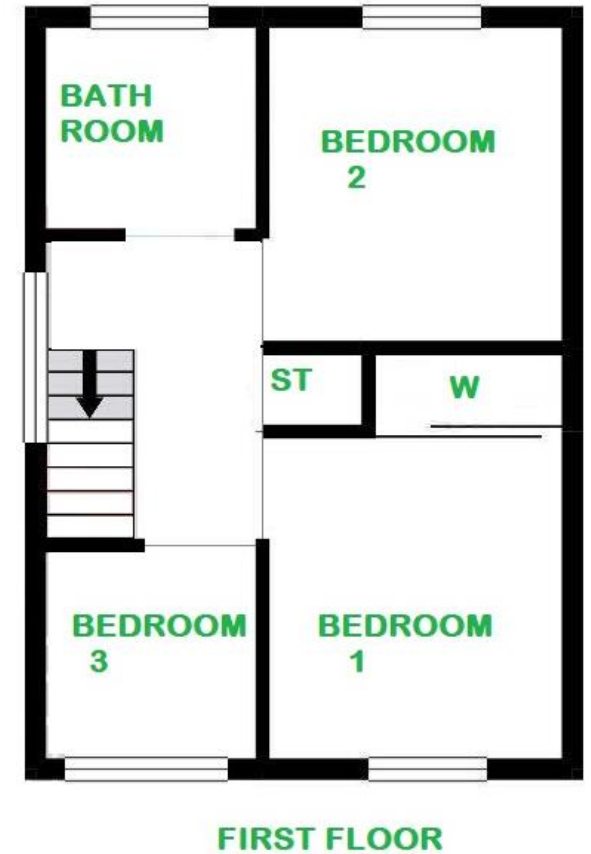
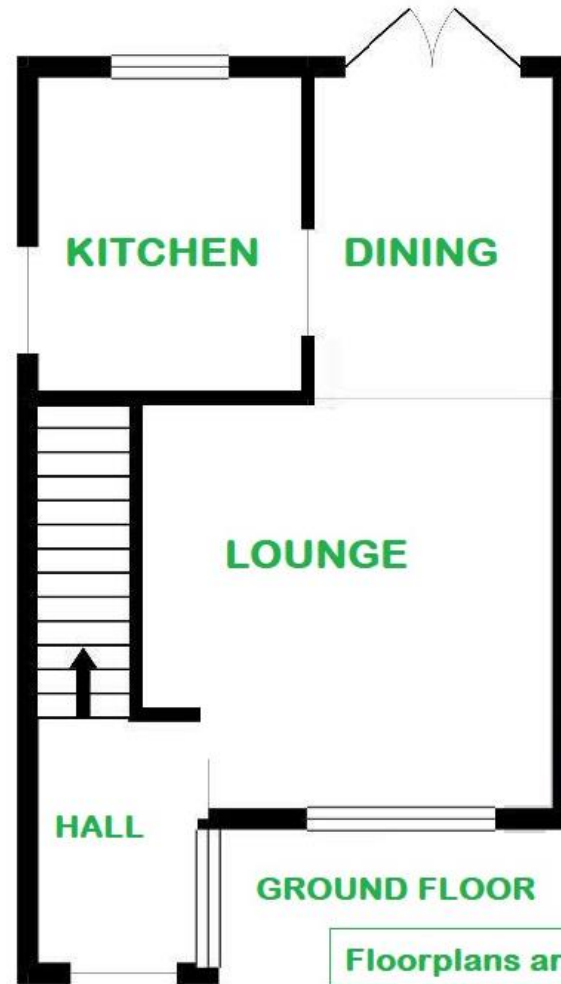
Dining Room: 2.82m (9'3") x 2.18m (7'2")

Bedroom 1: 2.90m (9'6") x 2.67m (8'9")

Bedroom 2: 2.87m (9'5") x 2.64m (8'8")

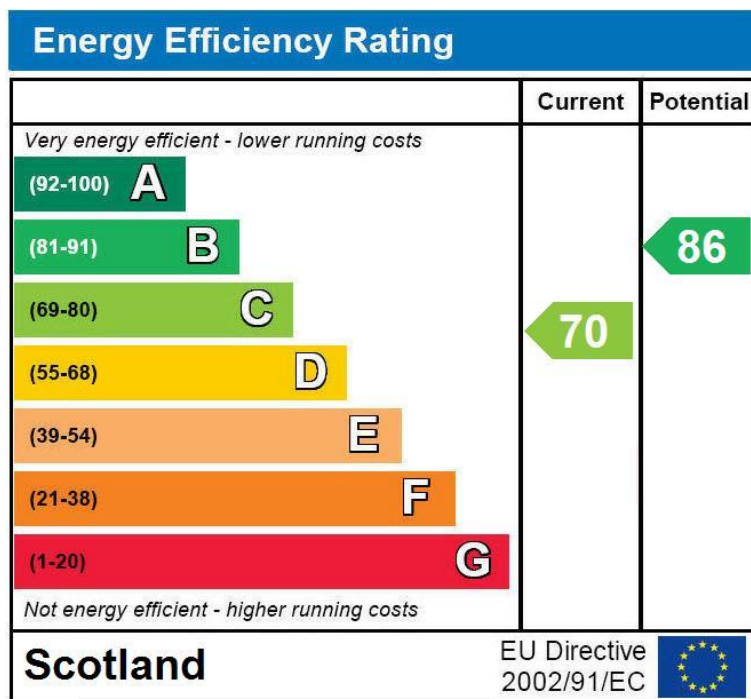
Bedroom 3: 1.98m (6'6") x 1.90m (6'3")

Bathroom: 1.93m (6'4") x 1.85m (6'1")



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.

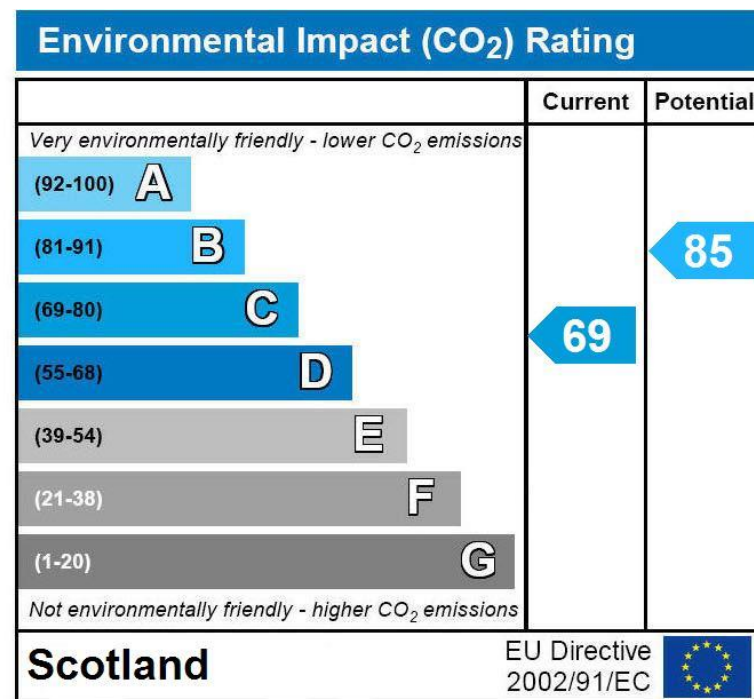


Energy Efficiency Rating

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 C (69)**. 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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