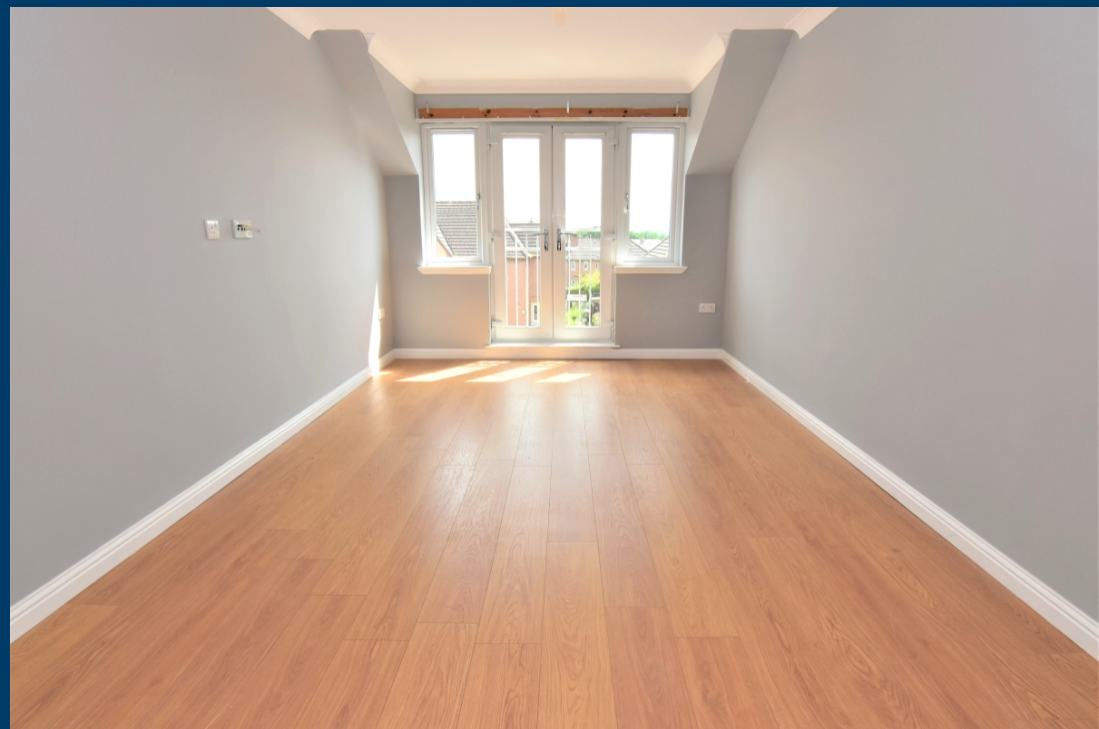




YOUR MOVE
Mclaughlin
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Main Street, Bellshill,
Lanarkshire, ML4 1FG

Offers Over £102,500

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DESCRIPTION

Fabulous 2 BEDROOM TOP FLOOR FLAT located in the much sought after Derby Gate development in Mossend and just a short walk from Holy Family Primary, Mossend Primary and the Town Centre. The apartment offers easy living in an excellent location and briefly comprises; secure entry phone system, L-shaped entrance hall with useful storage cupboard, generous lounge with French doors and Juliet balcony, larger style modern fitted kitchen with ample room for dining table, 2 double bedrooms (master en-suite) both with in-built wardrobe space and modern family bathroom featuring, three-piece white suite, vanity unit and ladder style radiator.. The property also benefits from gas central heating, double glazing, fresh neutral decor throughout, private parking and well maintained communal gardens. Conveniently situated for both the M74 and the M8, making it an excellent base for travel throughout the central belt as well as to the centre of Glasgow. Local amenities include bus and train links, sport facilities, shopping areas and excellent nursery, primary and secondary schools are available nearby.

ENTRANCE HALL

LOUNGE

KITCHEN

MASTER BEDROOM

EN-SUITE SHOWER ROOM

BEDROOM 2

FAMILY BATHROOM



COMMUNAL STAIRWELL

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.





DIMENSIONS

Entrance Hall 14'3" x 4'0" (L shaped) (4.34m x 1.22m).

Lounge 16'3" x 10'1" (4.95m x 3.07m).

Kitchen 12'0" x 10'0" (3.66m x 3.05m).

Master Bedroom 17'1" x 10'3" ((at widest point)) (5.21m x 3.12m).

En-Suite Shower Room 6'6" x 5'0" (1.98m x 1.52m).

Bedroom 2 16'4" x 10'1" ((at widest point)) (4.98m x 3.07m).

Family Bathroom 6'7" x 5'7" (2.01m x 1.7m).

YOUR MOVE MCLAUGHLIN

169 Main Street, Bellshill, Lanarkshire, ML4 1AH

Tel: 01698 312090

email: BELLSHILL@YOUR-MOVE.CO.UK

Web: www.your-move.co.uk

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(12-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

The energy efficiency rating* is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

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Our properties appear on portals such as **Zoopla.co.uk**
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*Source: Hitwise Oct 2011

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