



Talisman Crescent

Motherwell, ML1 3YB

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Talisman Crescent
Motherwell
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Top floor flat

3 Bedrooms
1 Reception
1 Bathroom

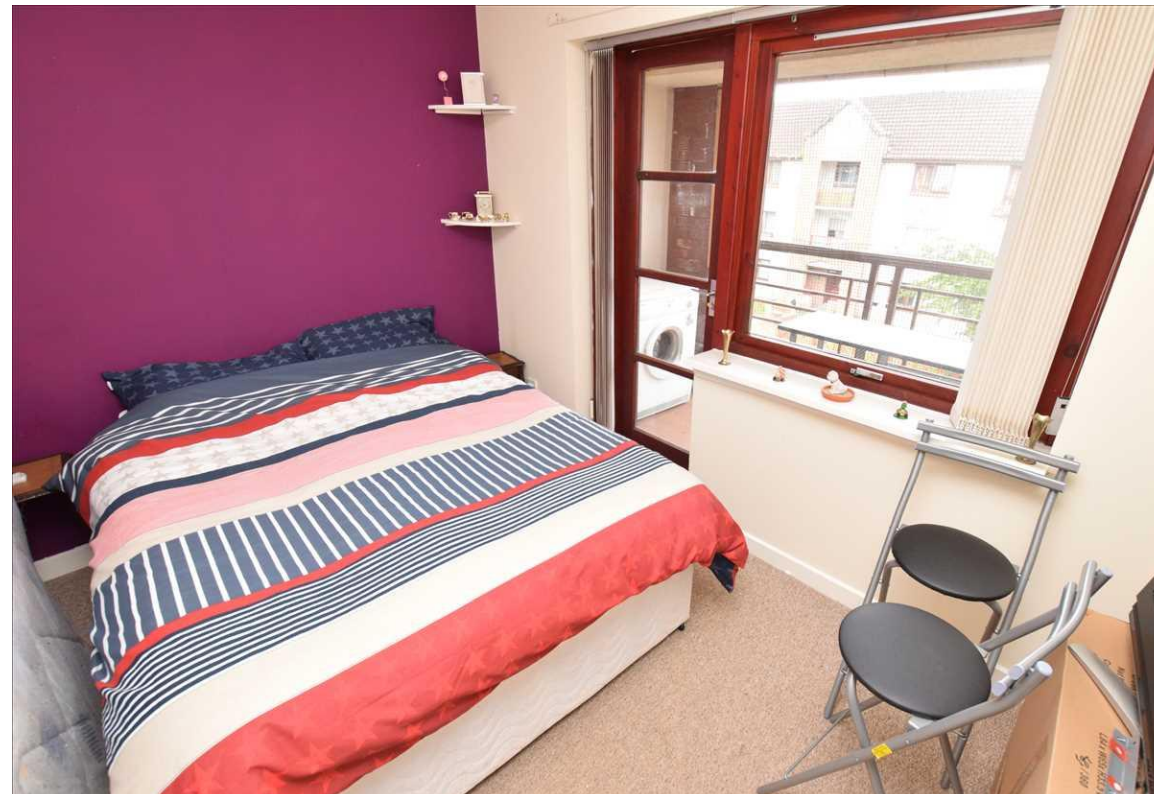


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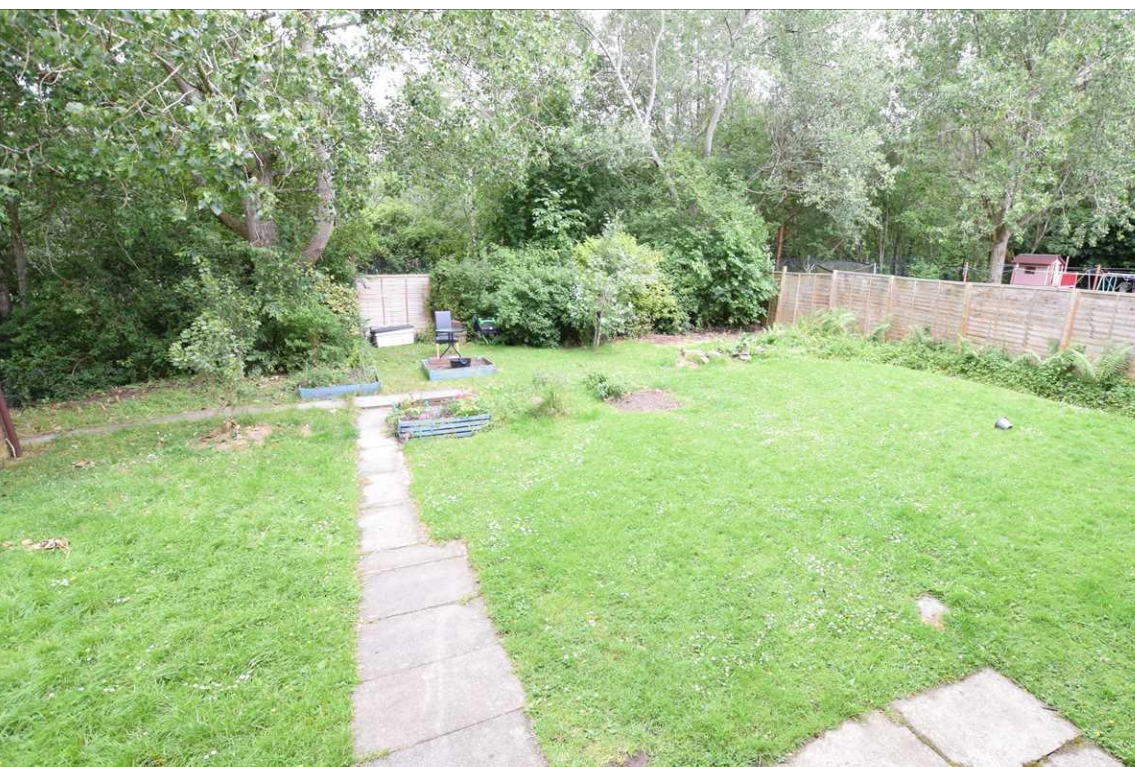
KEY FEATURES

- **LANDLORD PURCHASE ONLY - SOLD WITH LONG TERM SITTING TENANT**
- **3 bedroom top floor flat**
- **Generous room sizes**
- **Bright lounge with dual aspect windows**
- **Good sized kitchen**
- **Balcony terrace accessed via 3rd bedroom**
- **Gas Central Heating**
- **Communal gardens and drying green to rear**
- **Handy for transport links- just a few minutes drive from M8 and M74 motorways**
- **Close to Motherwell town centre, and train station**



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ATTENTION LANDLORDS - PROPERTY SOLD WITH A SITTING TENANT

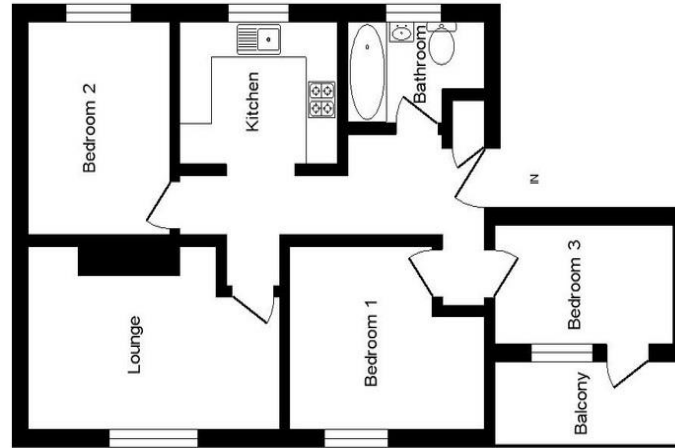
Move On are delighted to present to the market this 3 bedroom, top floor flat in Talisman Crescent, Motherwell.

This generously proportioned flat features a bright, front facing lounge with dual aspect windows, a good sized kitchen with laminate flooring and tiled splashback, 3 double bedrooms, bathroom and a balcony accessed from the 3rd bedroom. The property further benefits from a large loftspace storage area. Externally there is a communal garden to the rear with a drying green which backs on to woodland.

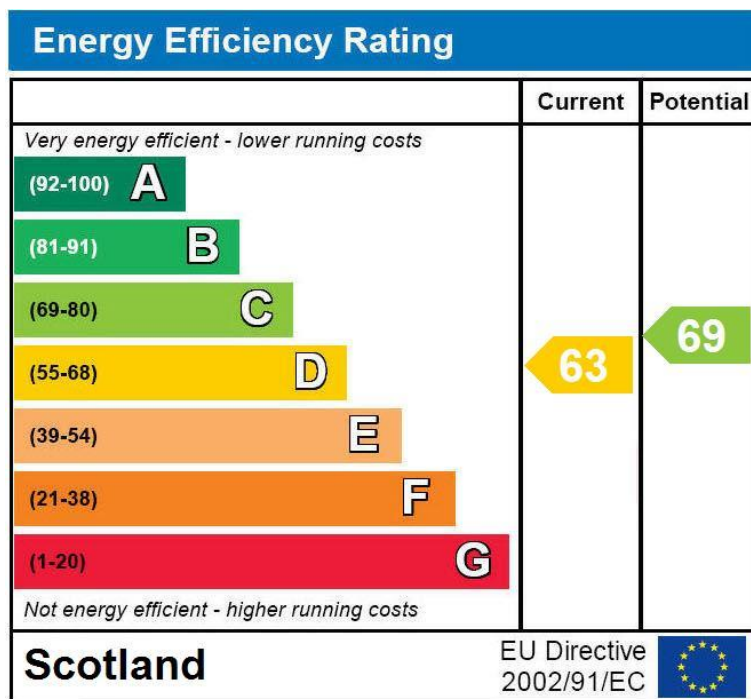
Talisman Crescent is located just outside Motherwell town centre and is within walking distance of the main shopping centre which includes Supermarket, shops, restaurants and bars, as well as Motherwell train station. For those commuting by car, both the M8 and M74 motorways are just a short drive.

This property represents an excellent opportunity for a buy to let investor, as the property is being sold with a long-term sitting tenant currently paying £350 pcm.

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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.

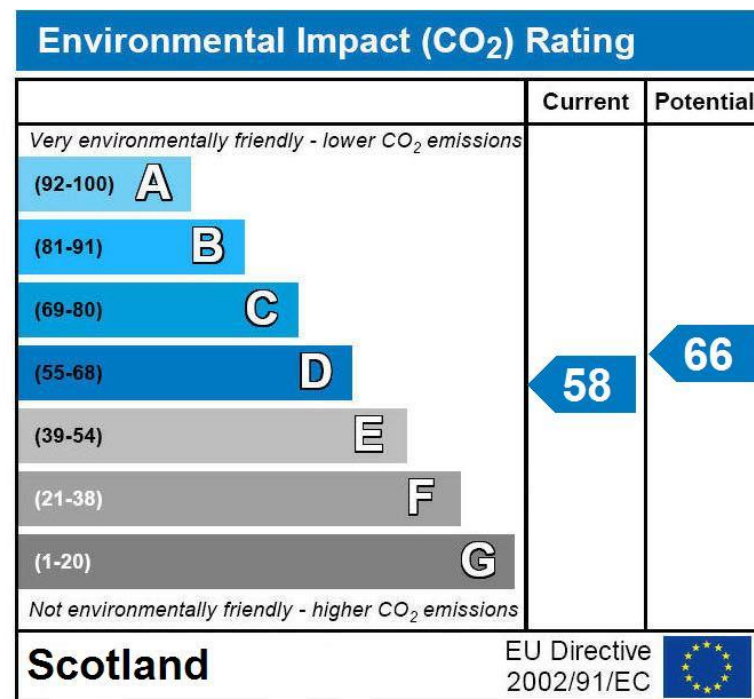


Energy Efficiency Rating

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 (63)**. 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 (66)**. 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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