



Dempsey Road
Bellshill, ML4 2UF

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Semi

4 Bedrooms
2 Receptions
3 Bathrooms



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KEY FEATURES

- **Sizeable extended semi-detached home**
- **Full length lounge and open plan dining area with wooden flooring and patio doors leading out to the rear garden**
- **Modern Kitchen with white high gloss wall and floor units, contrasting worktops and flooring and separate utility/laundry room**
- **Additional room on the ground floor - could be 2nd lounge, 5th bedroom, kids' playroom, cinema or home office**
- **Fully tiled bathroom suite on the first floor + downstairs WC**
- **Large master bedroom with walk in wardrobe/store and an ensuite shower room**
- **3 further double bedrooms, 2 of which have fitted wardrobe's**
- **Monoblock driveway to the front, enclosed low maintenance garden to the rear with decked patio area**
- **Situated in the sought after Lochview Estate close to Bellshill town centre, train station, M74 & M8 motorways**
- **COUNCIL TAX BAND: D - EPC RATING: C**



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Move On are delighted to present to the market this fantastic 4/5 bedroom, extended semi-detached villa in Bellshill - Dempsey Road.

This lovely home is in excellent condition throughout, with spacious, flexible living accommodation over 2 floors which includes: A bright, full length lounge and open plan dining area with wooden flooring and patio doors leading out to the rear garden; a great sized, modern kitchen with white high gloss wall and floor units, chrome handles, contrasting worktops and flooring, tiled splashback and a separate utility/laundry room; convenient downstairs WC; additional room on the ground floor which could be a 5th bedroom, 2nd lounge, kids playroom, home office or study; generous master bedroom with an ensuite shower room and large walk in wardrobe/store; 3 further double bedrooms - 2 of which have fitted wardrobes; and a family bathroom suite which is fully tiled with a shower over the bath and chrome towel rail. There is gas central heating and double glazing.

Externally to the front is a monoblock driveway with off street parking for 2 cars; and to the rear of the property is a fully enclosed low maintenance garden with a decked patio area and chipped kids play area.

Dempsey Road is located in the sought after Lochview Estate in Bellshill - a quiet residential area close to Bellshill town centre which has its own train station which is on the main Glasgow to Edinburgh line, a variety of supermarkets and shops 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 / Dining:
6.98m (22' 11") x 3.77m (12' 4")

Kitchen:
3.48m (11' 5") x 3.22m (10' 7")

Utility Room:
1.82m (6'0") x 1.72m (5'8")

2nd lounge:
3.17m (10' 5") x 2.15m (7' 1")

Downstairs WC:
2.06m (6'9") x 0.79m (2'7")

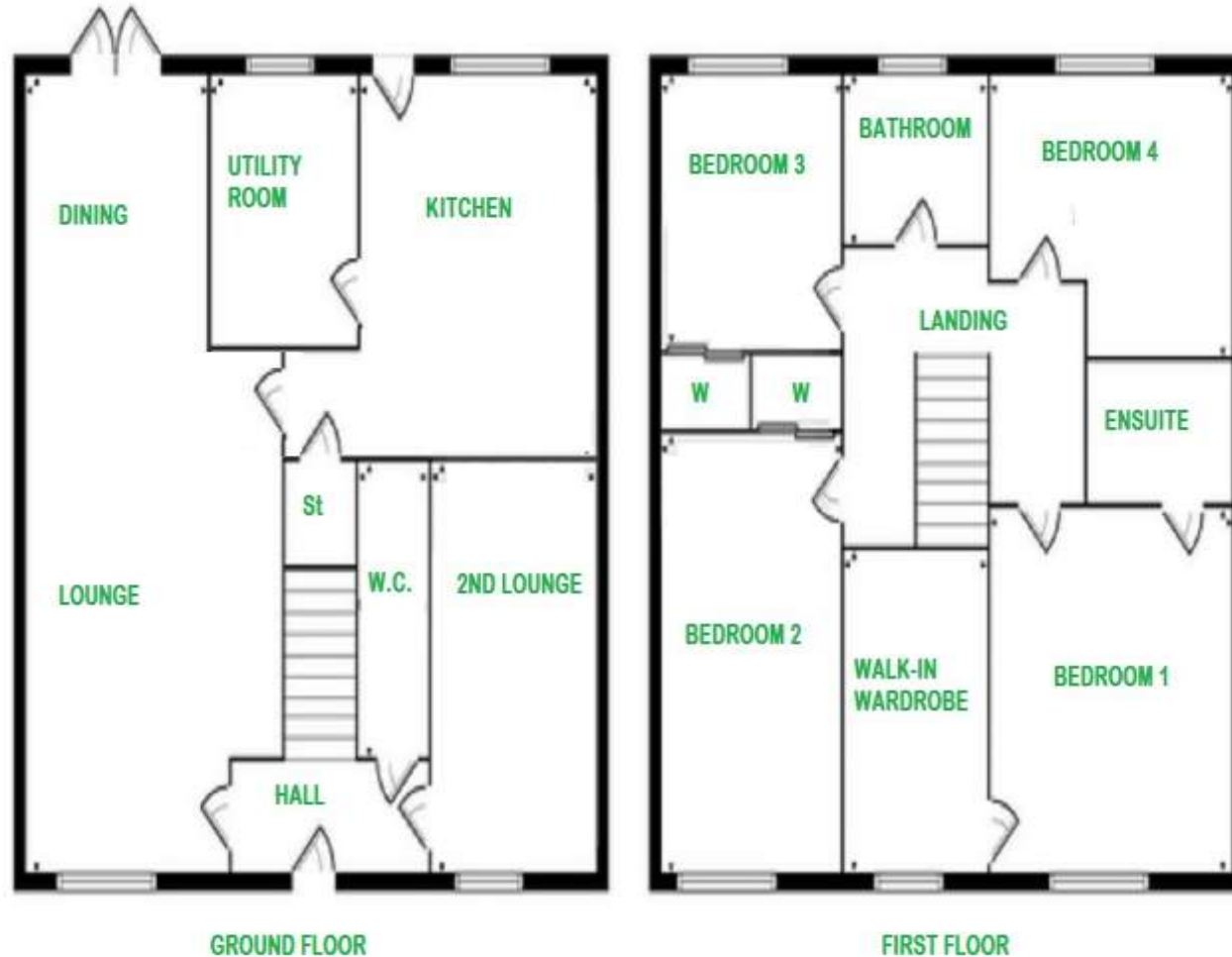
Bedroom 1:
3.22m (10' 7") x 3.20m (10' 6")

Bedroom 2:
3.58m (11' 9") x 2.51m (8' 3")

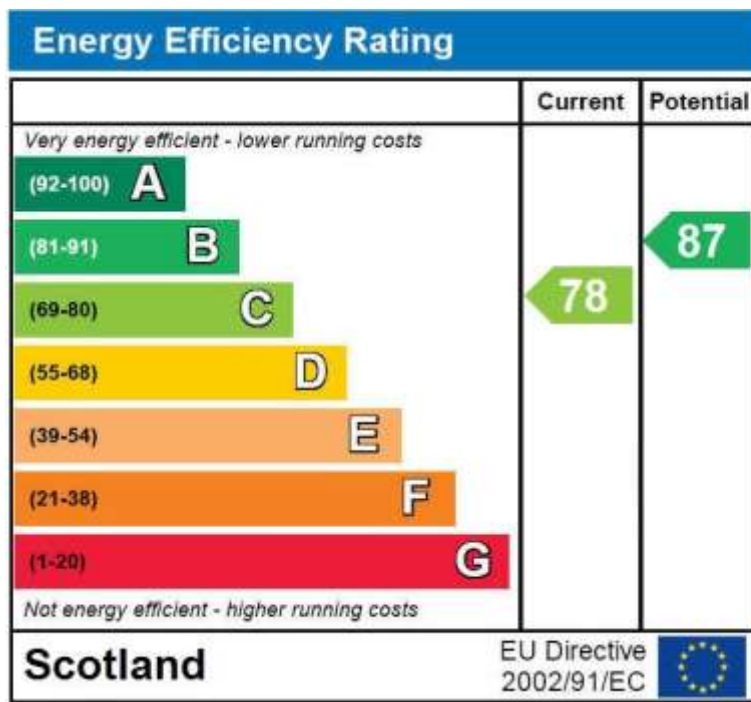
Bedroom 3:
3.22m (10' 7") x 2.21m (7' 3")

Bedroom 4:
2.54m (8' 4") x 2.51m (8' 3")

Bathroom:
1.90m (6' 3") x 1.85m (6' 1")



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.

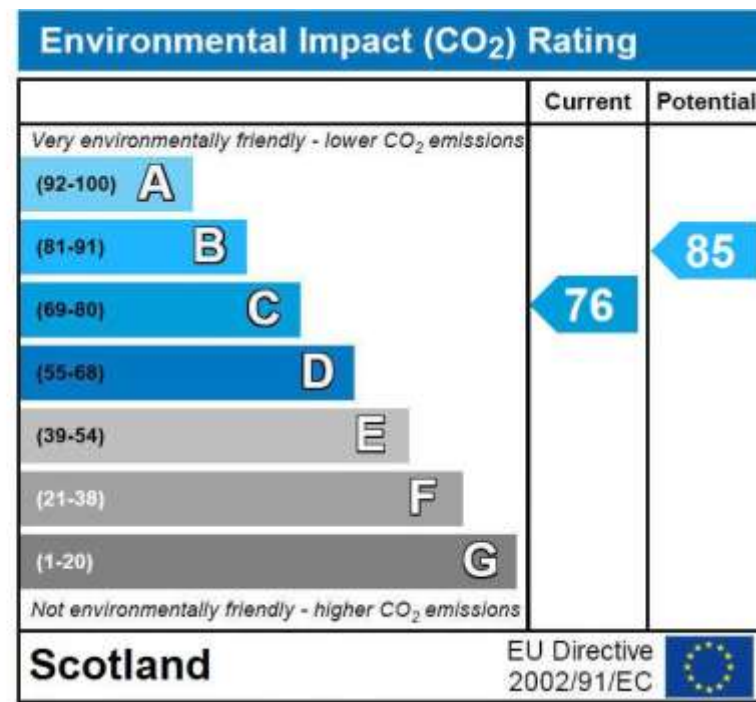


Energy Efficiency Rating

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 (78)**. 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 (76)**. 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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