



## NEILSON STREET, BELLSHILL

### £950 PCM

Kirkland Lettings are delighted to present to the rental market this newly refurbished Three Bedroom Semi Detached villa situated in the popular Bellshill area. Early viewing is advised.

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This fully upgraded property offers accommodation over 2 levels with Reception Hallway, WC, well-proportioned Lounge and Dining Area with sliding doors leading to the rear garden, Modern Fitted Kitchen, Three Bedrooms with storage space and stylish family Bathroom.

Gas Central Heating, Double Glazing, Enclosed Large Driveway And Rear Gardens.

There are regular bus and train links to the surrounding towns and cities, including Glasgow and Edinburgh with Bellshill train Station being located just a short walk away from the property. The nearby M74 and M8 motorways provide excellent road links throughout the west of Scotland.

EPC Rating C75

Council Tax Band D

Landlord Registration Number: 1168384/320/16012 1179077/320/03022

Scottish Lettings Agent Registration Number: LARN2305008


Council Tax Band: D (North Lanarkshire Council)

Deposit: £1,050





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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 will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.