




YOUR MOVE
 Mclaughlin

WWW.YOUR-MOVE.CO.UK

Rockburn Crescent, Bellshill,
Lanarkshire

Offers Over £67,995

Rockburn Crescent, Bellshill, Lanarkshire

Offers Over £67,995

DESCRIPTION

Situated in a popular residential area just off the North Road and within short walking distance of local schools Noble Primary and St. Gerards Primary, this lovely ground floor 2 storey, 2 BEDROOM MAISONETTE is an ideal family or starter home. Offering accommodation over TWO levels, the property boasts well-proportioned rooms and briefly comprises; welcoming entrance hall with two handy storage cupboards, dining sized kitchen and spacious lounge with patio doors to veranda. A carpeted staircase leads to the upper landing which offers access to two good sized double bedrooms with in-built wardrobes and fully tiled bathroom comprising; three-piece white suite and electric shower over bath. In addition, the property benefits from gas central heating, double glazing and fresh decor throughout, NO Factor Fees, communal gardens with drying green and external storage area. 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

UPPER LANDING

BEDROOM 1

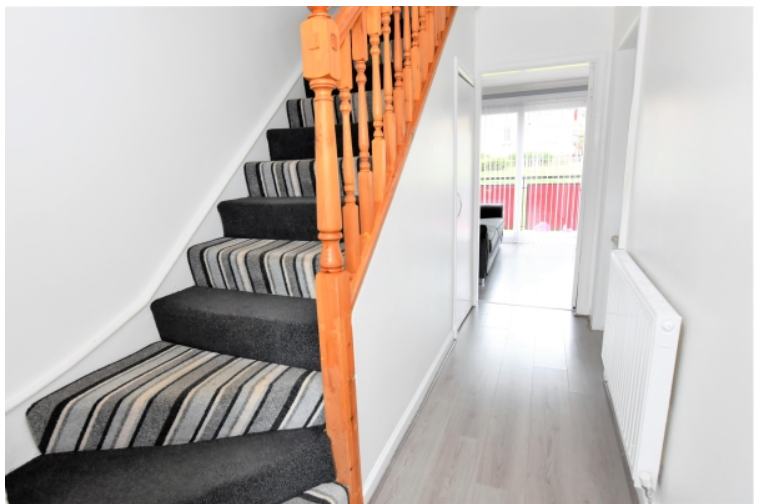
BEDROOM 2

BATHROOM

COMMUNAL GARDEN

DIMENSIONS

- Entrance Hall - 4.27m x 1.93m (14'0" x 6'4")
- Lounge - 4.65m x 3.43m (15'3" x 11'3")
- Kitchen - 4.27m x 2.54m (14'0" x 8'4")
- Bedroom 1 - 4.62m x 2.74m (15'2" x 9'0")
- Bedroom 2 - 4.37m x 2.62m (14'4" x 8'7")
- Bathroom - 2.34m x 1.88m (7'8" x 6'2")



YOUR MOVE McLaughlin is the trading name of McLaughlin Estate Agents, registered company number SC333909, registered office 35, Fallside Road, Bothwell, Glasgow, G71 8BA. YOUR MOVE McLaughlin is an independently owned and operated business, operated under licence from your-move.co.uk Limited.

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

All Measurements are Approximate

Laser Tape Clause

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

*Source: Hitwise Nov 2011.

**Calls may be recorded and/or monitored for training and/or security purposes.



169 Main Street, Bellshill, Lanarkshire, ML4 1AH

tel: 01698 312090 **

email: bellshill@your-move.co.uk

www.your-move.co.uk - The UK's most visited estate agency website*

