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West End Drive, Bellshill,  
Lanarkshire, ML4 3BH

Offers Over £102,995

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## DESCRIPTION

Situated within a sought after residential area, close to the Train Station and Bellshill Town Centre, this beautifully presented 3 BEDROOM MID TERRACE VILLA offers excellent family living space over two levels. The property boasts well proportioned rooms with the ground floor briefly comprising; entrance hall, spacious bay windowed lounge with feature fireplace and a lovely full width, modern breakfast kitchen with door access to the rear garden. The upper landing offers access to three double bedrooms and a fabulous family bathroom incorporating; modern white suite, shower over bath, glass screen, ladder style towel radiator and vanity unit. Further benefits include; gas central heating, double glazing and fresh neutral decor throughout. Externally, to the front is a driveway whilst the enclosed, south east facing rear garden is laid to lawn with a patio area, ideal for sitting out during the summer months. 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

## BEDROOM 3



## BATHROOM

## REAR GARDEN

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

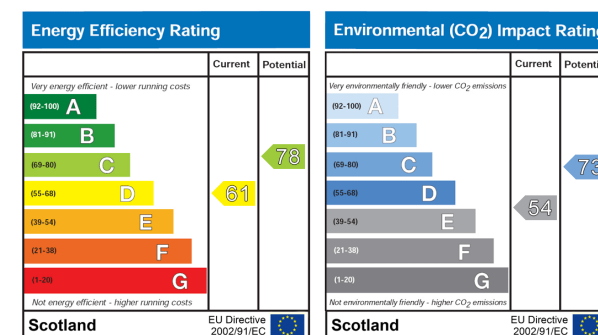
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.





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## ENERGY PERFORMANCE CERTIFICATE



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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## DIMENSIONS

Entrance Hall 5'0" x 4'6" (1.52m x 1.37m).

Lounge 13'7" x 13'2" (4.14m x 4.01m).

Kitchen 17'10" x 6'7" (5.44m x 2.01m).

Bedroom 1 14'9" x 8'4" (4.5m x 2.54m).

Bedroom 2 12'1" x 10'8" (3.68m x 3.25m).

Bedroom 3 9'0" x 8'10" (2.74m x 2.69m).

Bathroom 6'5" x 5'6" (1.96m x 1.68m).

Our properties appear on portals such as **Zoopa.co.uk**  
**rightmove.co.uk** **PrimeLocation.com**

\*Source: Hitwise Oct 2011

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