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Rockburn Crescent,
Bellshill, Lanarkshire

Offers Over £107,000

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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 2 BEDROOM SEMI DETACHED VILLA offers excellent family living space over two levels. The property boasts well proportioned rooms with the ground floor briefly comprising, entrance hall, spacious lounge with large picture window and full width kitchen with door access to the rear garden. The upper landing offers access to two good sized double bedrooms, both of which have ample space for free standing bedroom furniture, and fully tiled bathroom with white suite, electric shower over bath, glass screen, and ladder style towel radiator. The attic has been floored and lined and could have a variety of uses (subject to local planning consent). In addition, the property benefits from gas central heating, double glazing, fresh neutral decor throughout, and recent improvements include being re-roofed. Externally, to the front and side of the property, there is a driveway providing off road parking for several cars leading to a detached garage. 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, sports facilities, shopping areas, and excellent nursery, primary and secondary schools are available nearby.

ENTRANCE HALL

LOUNGE

KITCHEN

UPPER LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

ATTIC

GARDENS

FLOORPLAN



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.

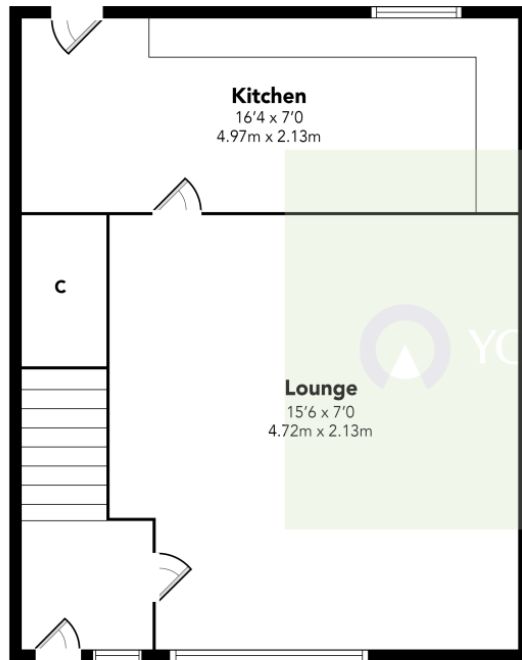
All Measurements are Approximate

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

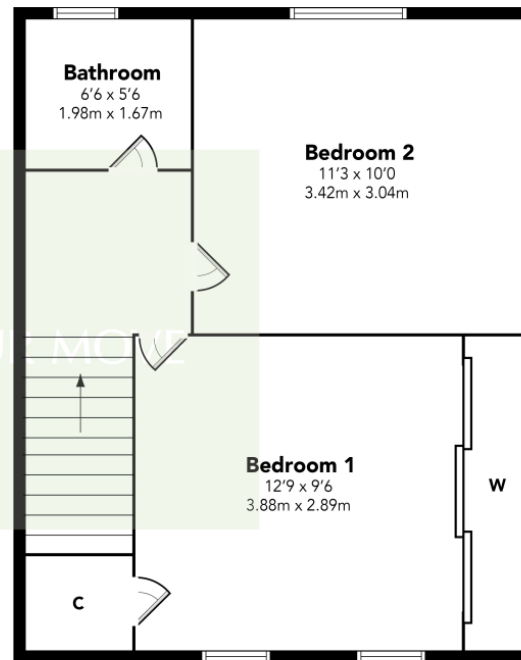


Rockburn Crescent

GROUND FLOOR



FIRST FLOOR



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

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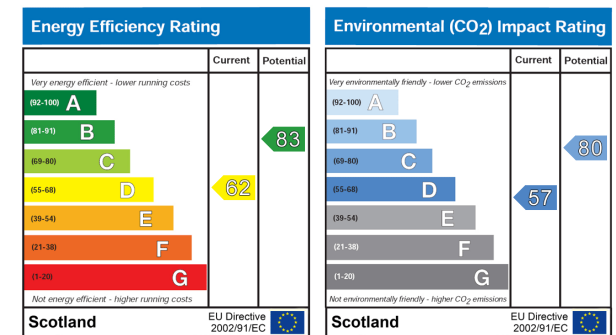
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ENERGY PERFORMANCE CERTIFICATE



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*Source: Hitwise Oct 2011

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