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Burte Court, Bellshill,
Lanarkshire, ML4 3GB

Offers Over £87,995

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DESCRIPTION

This spacious 2 BEDROOM SECOND FLOOR FLAT situated within the popular 'Oval' development in Bellshill offers easy living in an excellent location, and is a must see for first time buyers, downsizers and investors alike. Entering through secure door entry, the accommodation in brief extends to; entrance vestibule, welcoming entrance hall with storage cupboard, light and airy lounge with two windows to the front and modern kitchen with integrated oven, gas hob and hood. There are two well-proportioned double bedrooms, each with in-built wardrobes, master en-suite shower room and tiled family bathroom. The property also benefits from gas central heating, double glazing, residents and visitors parking and well maintained communal gardens. 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 pre-school nursery, primary and secondary schools are available nearby.

ENTRANCE HALL

LOUNGE

KITCHEN

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

FAMILY BATHROOM

VIEW



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

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Scotland			Scotland		

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

*Source: Hitwise Oct 2011

DIMENSIONS

Entrance Hall 12'9" x 5'7" (3.89m x 1.7m).

Lounge 16'6" x 13'5" (at widest point) (5.03m x 4.09m).

Kitchen 10'1" x 8'4" (3.07m x 2.54m).

Bedroom 1 14'0" x 9'0" (4.27m x 2.74m).

Bedroom 2 10'4" x 8'7" (3.15m x 2.62m).

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