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27 Adamson Street
 BELLSHILL, NORTH LANARKSHIRE, ML4 1DT

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The property has an ideal central location and is within a few minutes' drive to Bellshill town centre and train station, which offers excellent rail links to Glasgow, Edinburgh and other surrounding Lanarkshire towns. Bellshill is convenient for the M8 and M74 motorways. Amenities in the area include sports facilities, shopping, bars, restaurants, schooling and recreation.

We are delighted to offer for sale this four bedroom detached villa presented to the market in walk in condition. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout. On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family. The property is finished to a fantastic standard throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.

In more detail the accommodation comprises: A welcoming hallway, impressive formal and bright lounge, which has a range of furniture configurations, with feature window overlooking the front garden, kitchen/diner, which is well fitted to include a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further

benefits from an integrated oven, hob and extractor hood - making this the ideal kitchen for an aspiring chef. It has room for a table and four chairs for dining with friends and family and also has a set of French doors which opens onto the private rear garden - which is a stunning spot to spend a summer's evening entertaining. Off the kitchen is a very useful WC, and utility room. Finally on the ground floor is the forth bedroom, which was created by converting the garage.

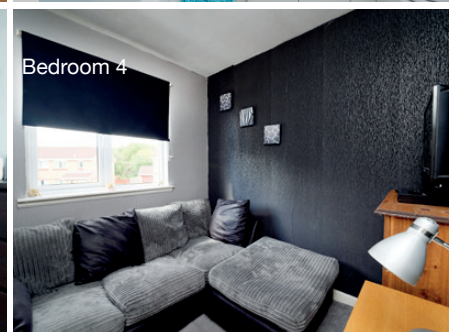
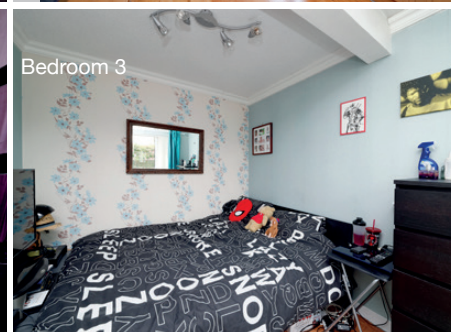
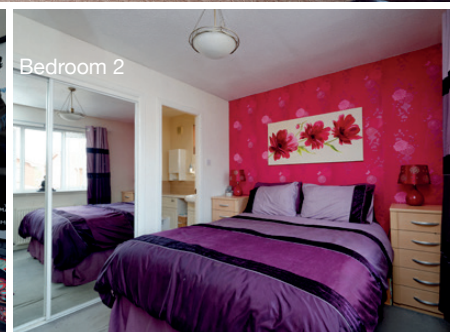
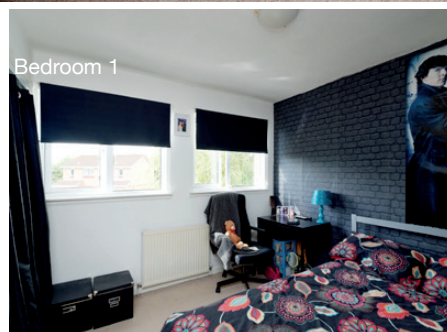
The upper level comprises of three, well-proportioned bedrooms, two with fitted wardrobes, the master with a well fitted en-suite and all have ample space for additional free-standing furniture if required. A tiled three piece bathroom suite can also be found on this level and completes the accommodation internally.

The high specifications of this family home also include, both double glazing and gas central heating to radiators, for additional peace of mind and comfort.

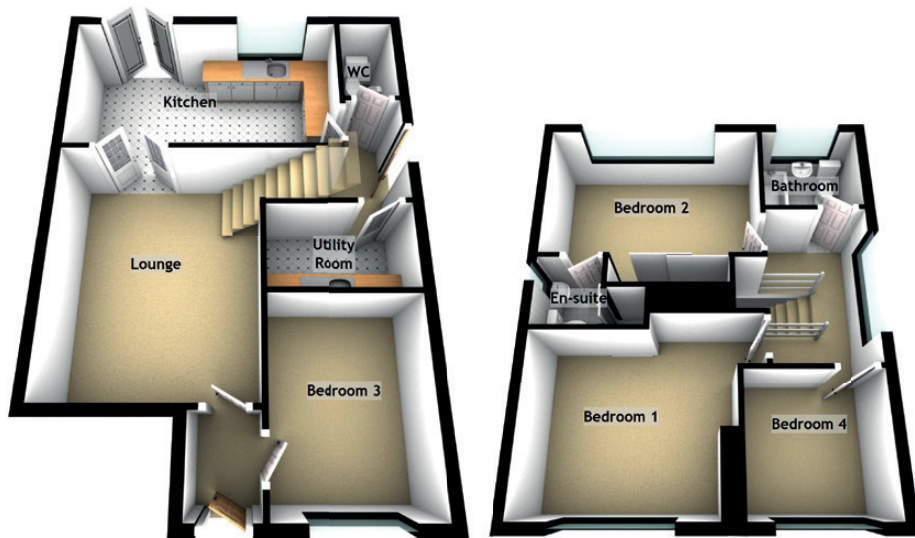
There is a well-tended rear garden, which is low maintenance, are fully enclosed and have a large shed with power and light. To the front of the property there is a grassed area and a driveway providing off-road parking for several vehicles



“...the current owners have undertaken a substantial programme of refurbishment and the property is in true ‘walk-in’ condition...”



Property Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.50m (11'6")
Kitchen	5.00m (16'5") x 2.70m (8'10")
Bedroom1	2.80m (9'2") x 2.09m (6'10")
Bedroom 2	4.00m (13'1") x 2.50m (8'2")
Bedroom 3	3.30m (10'10") x 2.50m (8'2")
Bedroom 4	2.40m (7'10") x 2.40m (7'10")
WC	1.70m (5'7") x 1.00m (3'3")
Bathroom	1.90m (6'3") x 1.70m (5'7")
En-suite	1.30m (4'3") x 1.20m (3'11")
Utility Room	2.50m (8'2") x 1.50m (4'11")

Gross internal floor area (m²) - 92m²

EPC Rating - D

Extras
(Included in the sale)

All fitted carpets, floor coverings to remain and integrated appliances

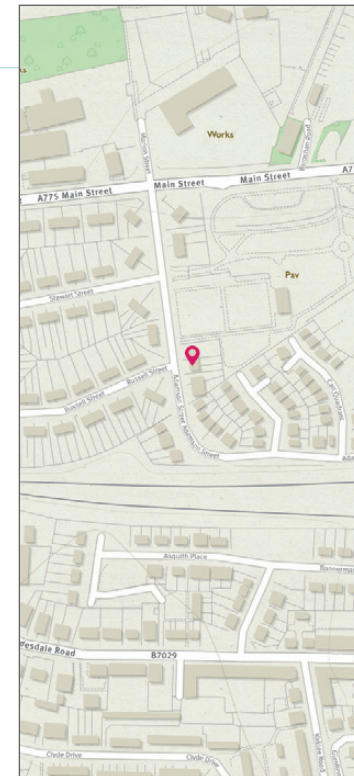


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Part
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