



McEwan Fraser Legal

Solicitors & Estate Agents

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11 Clydesdale Street

BELLSHILL, NORTH LANARKSHIRE, ML4 2RS

11 CLYDESDALE STREET

BELLSHILL / NORTH LANARKSHIRE / ML4 2RS

11 Clydesdale Street is set in the ever popular location of Bellshill. It benefits from great transport links via bus and rail to the city centre, in only about twenty five minutes, making it a very handy and popular location. The M8 and M74 motorways are within very easy reach, meaning that all areas of the city and west central Scotland are easily accessible on a daily basis. There is an abundance of amenities and shopping all within a short distance.

We are delighted to bring to the market, this fantastic two bedroom ground floor cottage flat, set in the popular area of Bellshill. There is a great neighbourly spirit in this small development with many of the traditional values people prefer, where people actually take the time to talk to neighbours and there's a real sense of community.

The accommodation on offer is nicely presented and is perfect for any young person or couple. Alternatively, it would make a great Buy-To-Let investment, especially given the convenient size and location.

The lounge is bright and welcoming, with ample room for a dining table if preferred and a large window that allows plenty of natural light to flood the room. Given the shape of the room, it would suit a range of furniture configurations.

The bright kitchen is finished in a range of fitted wall and floor units, with an electric hob, electric oven, and ample space for the free-standing washing machine, fridge freezer and breakfast table.

The family bathroom is a very appealing, modern and fresh, finished in the latest 'Aqua' panel walls which are easy to keep clean and also benefiting from a shower over the bath.

There are two bedrooms in this great starter home, both are spacious and well lit with natural light and have ample space for free standing furniture.

The flat is kept warm and comfortable via the double glazing and gas central heating system. The property benefits from rear garden space and parking to the front aspect.

Some properties tick the boxes; this is certainly one of them. Early viewing is strongly advised for anyone looking for a great starter apartment, set in an eternally popular area, at an affordable level for a young couple just starting out together.











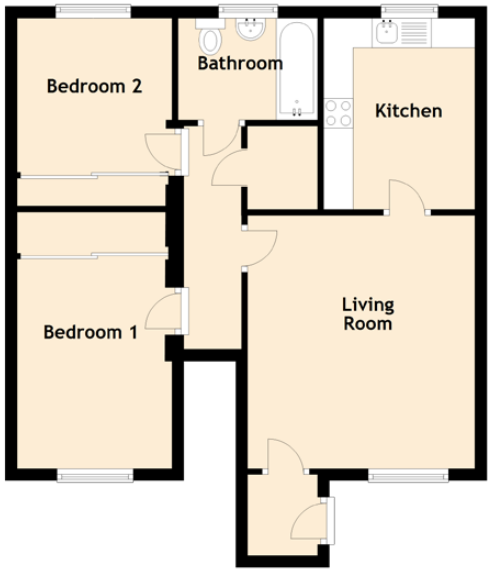






Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	4.80m (15'9") x 3.75m (12'4")
Kitchen	3.23m (10'7") x 2.56m (8'5")
Bedroom 1	3.92m (12'10") x 2.62m (8'7")
Bedroom 2	2.80m (9'2") x 2.62m (8'7")
Bathroom	2.36m (7'9") x 1.72m (5'8")

Gross internal floor area (m^2) : 65m^2 | EPC Rating : C

Extras (Included in the sale) : Freestanding appliances may be available by separate negotiation.

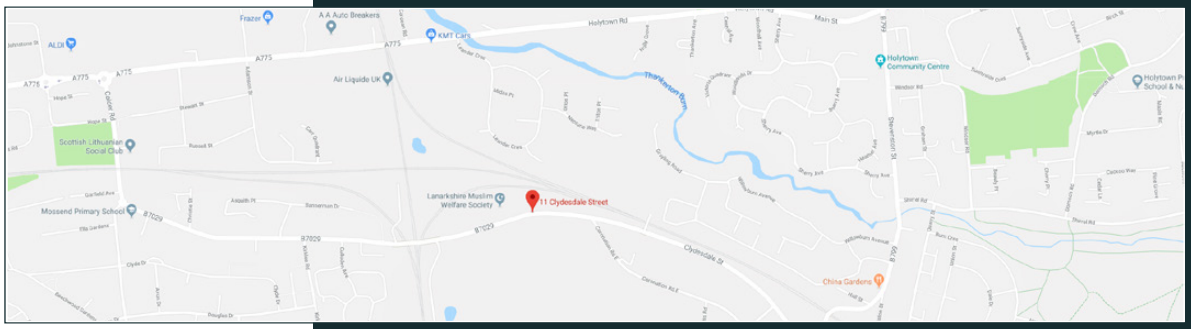


Image credit: https://www.google.co.uk/maps

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Part Exchange Available

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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016 — THE SUNDAY TIMES



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