



McEwan Fraser Legal

Solicitors & Estate Agents

**01698 537 177**

# 53 Bellvue Crescent

BELLSHILL, NORTH LANARKSHIRE, ML4 3AZ















# 53
# BELLVUE CRESCENT

## Bellshill, North Lanarkshire, ML4 3AZ

Bellshill town centre offers a comprehensive range of amenities which include excellent Supermarket and retail shopping, transport and recreational facilities. For the commuter it enjoys a central locale with regular rail and bus services and motorway links in and around the Central Belt.

McEwan Fraser Legal are delighted to bring to the market this charming two bedroom, mid-terrace home in Bellshill. This property has mass appeal, ideal for first time buyers, people downsizing and investors. The lounge in this home is a great size with large window to the front of the home which allows the light to pour in and accentuate the warm and airy feeling aided by the neutral décor. The lounge also has oak effect laminate flooring and glass panelled wooden doors leading to the hall and the kitchen. The kitchen in this property is striking and finished to an exceptional standard with features such as the floor lights, gas hob and frosted glass doors. The space has been maximised well in this fitted kitchen with plenty of floor and wall units with a contrasting worktop. There is a grey/black tile to the floor and access to the back garden from the kitchen.

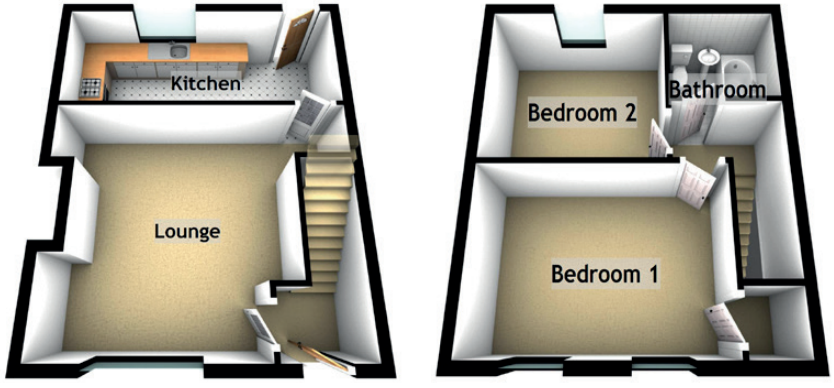
Upstairs the quality of finish continues with the two double bedrooms and an absolutely stunning bathroom. The bathroom is again done to an exceptional standard with a white and chrome paneled ceiling and grey gloss tiles throughout. The crisp white 3 piece suite with chrome fittings set off the grey tiles off beautifully. The master bedroom is front facing and has two large windows, neutral décor and carpeting. A large room, at the moment this bedroom has wardrobes, bed, dressing table, bedside tables and drawers and it still feels spacious and light. A fantastic room with great proportions. The second bedroom is also a double which faces the rear of the property. This room is currently being used as a nursery, and is neutrally decorated.

Gardens to the rear of the property are fully enclosed with a shed, patio area and a grassy area. At the front of the property this home boasts off road parking.










Approximate Dimensions
(Taken from the widest point)

| | |
|---|---|
| Lounge | 5.43m (17'10") x 4.19m (13'9") |
| Kitchen | 5.43m (17'10") x 1.98m (6'6") |
| Bedroom 1 | 4.44m (14'7") x 2.84m (9'4") |
| Bedroom 2 | 3.37m (11'1") x 2.73m (8'11") |
| Bathroom | 1.96m (6'5") x 1.64m (5'5") |

Gross internal floor area - 62m²

EPC Rating - D





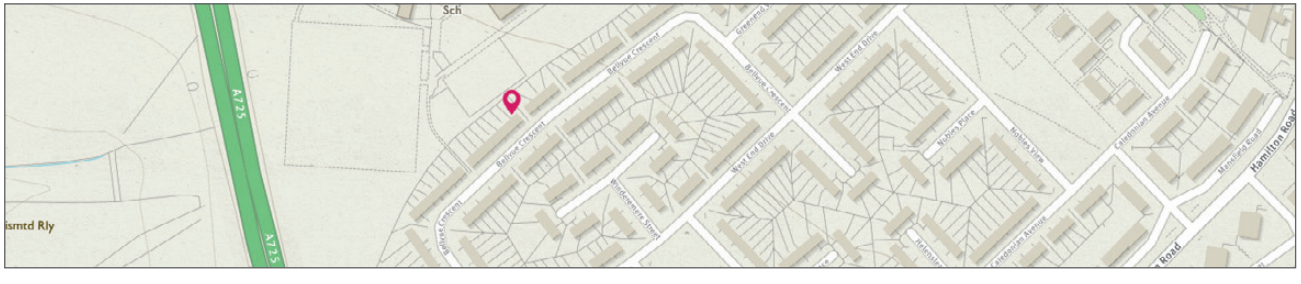



Image credit: https://www.ordnancesurvey.co.uk/osmaps/

McEwan Fraser Legal
Solicitors & Estate Agents

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



Text and description
**ALAN DONALDSON**
Strategic New Business Manager



Professional photography
**CATHERINE MARKIE**
Photographer



Layout graphics and design
**BRYONY STEWART**
Designer

Tel. 01698 537 177 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk