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Motherwell Road, Bellshill, Lanarkshire, ML4 2JD

Offers Over £75,000

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DESCRIPTION

This larger style 3 BEDROOM UPPER COTTAGE FLAT situated close to the Town Centre and just a short walk from Bellshill Train Station, is an ideal first time buy, or buy to let investment. The property briefly comprises; entrance hall with stairway leading to 18ft upper hallway, spacious lounge, modern breakfasting sized kitchen, 3 good sized double bedrooms, all of which have ample room for free standing bedroom furniture and a tiled wet room style shower room. Further benefits include gas central heating, double glazing, fresh decor throughout, private rear garden enclosed by timber fencing and driveway providing off road parking leading to a single 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, sport facilities and shopping areas are available nearby.

ENTRANCE HALL

LOUNGE

KITCHEN

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM

GARDEN





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.

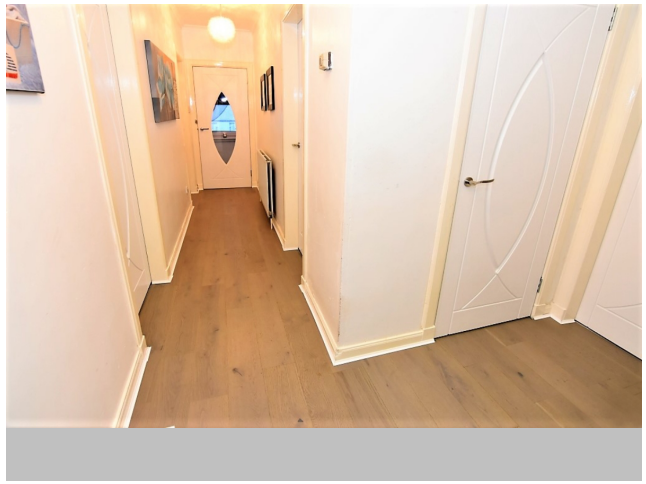
All Measurements are Approximate

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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DIMENSIONS

Entrance Hall 18'0" x 8'9" (at widest point) (5.49m x 2.67m).

Lounge 15'5" x 12'10" (4.7m x 3.91m).

Kitchen 10'7" x 10'3" (3.23m x 3.12m).

Bedroom 1 10'5" x 10'1" (3.18m x 3.07m).

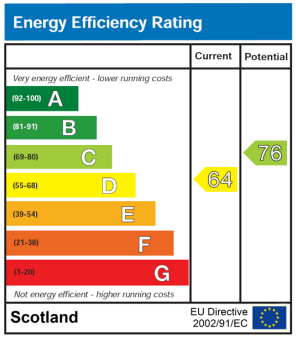
Bedroom 2 11'5" x 10'6" (3.48m x 3.2m).

Bedroom 3 12'5" x 9'0" (3.78m x 2.74m).

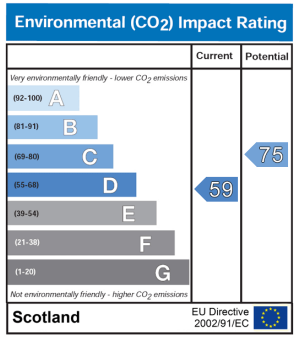
Shower Room 6'10" x 6'3" (2.08m x 1.91m).

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ENERGY PERFORMANCE CERTIFICATE



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

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The Property Ombudsman

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