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OFFERS OVER £230,000

## GLENFINNAN GROVE, BELLSHILL

Paul Fox Properties is delighted to welcome to the market this four bedroom detached family villa located within the sought after Mossend area of Bellshill.

The lower level comprises entrance hall, lounge, kitchen/dining, utility and WC. Main bedroom with en-suite in extension.

The upper level consists of three bedrooms and family bathroom.

The property benefits from gas central heating and double glazing.

Front garden and tiered rear garden to rear. Driveway to side suitable for three cars.

Early viewing is strongly advised to appreciate all aspects of this property.

Local amenities include bus and train links, sport facilities, shopping and schools. Access to the M74 provides travel links throughout west and central Scotland via M73 and M8.



### **Kitchen/Dining 18'5' x 9'2'**

From lounge enter via French doors into laminate tile floored dining kitchen. Integrated spotlights. One double radiator. Two double and two single socket points. The kitchen benefits from twelve wall and floor units with worktops. Double window to rear. Integrated oven, hob, microwave and hood. Stainless steel sink with mixer tap. Plumbing for washing machine. Storage cupboard. Patio doors to rear.

### **Entrance Hall**

Access via grey wood upvc door with feature glass panel into tile floored entrance hall. Centre ceiling light. One single socket point.

### **Utility Room**

Entering off kitchen via four panel white wood door into laminate floored utility room. Single window to rear. Integrated spotlights. Two double socket points.

### **Lounge 15'5" 'x 13'3'**

Entering via six pane glass door into laminate floored lounge with triple window to front. Centre ceiling light. One single and three double socket points plus satellite, telephone and external aerial points. Two double radiators.

### **WC**

Entering via four panel white wood grain door into tile floored WC. Single frosted window to front. Centre ceiling spotlights.





## Upper Landing

Carpeted landing with doors leading off to three bedrooms and bathroom. Centre ceiling light. One single socket point. Storage cupboard. Access to loft.

## Bedroom 1(Downstairs)

13'0' x 10'3'

Enter via four panel wood grain door into laminate floored main bedroom. Bay window to front. Single radiator. Integrated spotlights. Seven double socket points.



## Bedroom 2

11'5' x 10'0"

Entering via four panel wood grain door into carpet floored bedroom. Double window to rear. Integrated spotlights. Single radiator. Three double socket points. Mirrored and fitted wardrobes.

## Bedroom 3

11'3" x 8'5"

Entering via four panel wood grain door into carpet floored bedroom. Double window to front. Integrated spotlights. Single radiator. Two double socket points. Storage cupboard.

## En-Suite

From main bedroom enter through four panel wood grain door into tile floored en-suite with single frosted window to rear. Integrated spotlights. Chrome ladder radiator. Three piece suite with mains power shower.

## Bedroom 4

8'2" x 8'2"

Entering via four panel white wood grain door into laminate floored bedroom. Double window to front. Single radiator. Centre ceiling light. Double socket point. Fitted wardrobe.





## **Bathroom** 6'8" x 5'9

Enter via four panel wood grain door into laminate tile floored bathroom which benefits from a three piece white suite with mains power shower. Single frosted window to rear. Integrated spotlights. Chrome ladder radiator.

## **Extras**

Included in the sale are all fixtures and fittings.



## **Gardens**

Front garden is laid to lawn with shrubs, trees and borders. Enclosed tiered rear garden has been enhanced with artificial grass and borders. Patio area and sun house.

## **Heating and Glazing**

The property benefits from gas central heating and double glazing.

## **Council Tax**

Band "E"



## **HOME REPORT AVAILABLE**

**Offers over £230,000**

**are invited**

**Viewing by appointment  
only.**





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**Viewing By appointment through Paul Fox Properties**

**Contact Paul Fox**

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This schedule does not constitute a report on the condition of the property and all area and room measurements are approximate only.