





Holytown

5 Beatrice Drive, Holytown, ML1 4UT

Independent Estates



Travel Directions

From Newhouse roundabout travel down Edinburgh Road toward Holytown. After going straight ahead at last roundabout on entering Holytown Main Street continue to traffic lights and turn left onto Stevenston Street. Take first right onto Sherry Avenue. Take your third left into Woodlands Drive. Take first left into Beatrice Drive. The property is situated on your left identified by our for sale board.

Entrance Hallway	1.72m x 1.22m	Lounge	7.42m x 3.21m
Kitchen	2.82m x 2.14m	Upper Landing	3.49m x 1.82m
Bedroom One	3.59m x 2.56m	Bedroom Two	2.82m x 2.59m
Bedroom Three	2.36m x 1.84m	Bathroom	1.78m x 1.69m

Viewing:

Strictly by appointment via [Independent Estates](#)

Offices:

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

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Beatrice Drive offers easy access to local amenities including shops, schools and train station with Holytown train station and Bellshill train station a short distance from the property. The M8, A8, and the M73 are within easy reach of the property providing excellent commuting through the central belt as well as allowing access to the nearby M74. Holytown offers a good choice of everyday local amenities including shops, schools and train station.

Independent Estates are delighted to welcome to the market this well presented semi detached villa. Situated within child friendly cul-de-sac. The property offers walk in accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert leading to entrance hallway. Hallway with laminated flooring gives access to lounge and carpeted staircase. Spacious front facing lounge with fitted carpet and electric fireplace and storage cupboard. The lounge leads into open dining area with rear facing window. Fully fitted modern kitchen comprising range of base and wall mounted units, ample work surfaces, fully tiled walls, tiled flooring, integral fridge freezer, tiled flooring, feature lighting and rear facing glazed exterior door leading to rear garden.

Carpeted side facing upper landing leads to three bedrooms, bathroom, fitted storage and loft access. Bedroom one is front facing with fitted mirrored wardrobes and fitted carpet. Bedroom two is rear facing with fitted mirrored wardrobes and fitted carpet. Bedroom three is front facing with two window formations and fitted carpet. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), fully tiled walls and tiled flooring.

The property boasts full double glazing and newly installed gas central heating throughout. Front garden is mainly laid to mono-block. Mono-block driveway way to side providing ample off street parking. Rear garden is again mainly laid to mono-block with timber fencing.

EXTRAS - All floor coverings, light fittings and window blinds. EPC C

Offers Over £125,000

