



paulfoxproperties



**OFFERS OVER £63,000**

**MUIRMADKIN ROAD, BELLSHILL**

Paul Fox Properties are delighted to present to the market this two bedroom lower cottage flat situated in a popular area of Bellshill. A fantastic opportunity for a first time buyer or buy to let investor.

The accommodation comprises of entrance hall, lounge and kitchen. Two bedrooms and bathroom.

The property benefits from gas central heating and partial double glazing. Gardens to side and rear.

Viewing is highly recommended to appreciate all aspects of this property.

Local amenities include bus and train links, sports facilities, shopping and schools. Easy access to the M8 provides travel links throughout west and central Scotland.

## Entrance Hall

Entering via white UPVC door with frosted glass panels into laminate floored entrance hall. Centre ceiling light. Single socket point. Storage cupboard. One double radiator.



## Lounge 15'0" x 11'5"

Entering via six panel wood grain door into laminate floored lounge with double window to front. Double radiator. Centre ceiling light. Two single and one double socket points. Telephone and external aerial points.

## Kitchen/Diner

9'0" x 7'9"

Entering via six panel wood grain door into laminate floored kitchen with two single windows to rear. Ten light wood wall and floor units. Integrated oven, hob and hood. Worktops and tiled splashback. Stainless steel sink with mixer tap. Centre ceiling light. Four single socket points. Plumbed for washing machine. One double radiator.





## Master Bedroom

11'7" x 11'6"

Entering via six panel wood grain door into laminate floored master bedroom with single window to front. One double radiator. Centre ceiling light.. Two single socket points.



## Bedroom 2

10'4" x 8'6"

Entering via six panel wood grain door into laminate floored bedroom with single window to rear. Centre ceiling light. Double radiator. Two single socket points. Storage cupboard.

## Bathroom

7'9" x 5'0"

Entering via six panel wood grain door into carpet floored bathroom which benefits from a three piece white suite. Single frosted window to rear. Centre ceiling light Double radiator.



## **Gardens**

Enclosed laid to lawn garden to front. Enclosed rear garden is laid to lawn with shrubs and trees.

## **Extras**

Included in the sale are all fixtures and fittings.

## **Heating and Glazing**

The property benefits from gas central heating and partial double glazing.



## **Council Tax**

Band "A"

Offers over £63,000 are invited.

HOME REPORT AVAILABLE  
ON REQUEST

**Viewing By appointment through Paul Fox Properties**

**Contact Paul Fox**

**Ref. No. PFP1469**