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## **OFFERS OVER £73,000**

### **MAIN STREET, BELLSHILL**

**A fantastic opportunity to purchase this recently refurbished two bedroom upper flat which is over two levels within a much sought after central area of Bellshill.**

**The lower floor comprises of entrance hall, lounge, and kitchen.**

**Upper level provides hallway, two bedrooms and bathroom.**

**The property also benefits from gas central heating and double glazing.**

**Early viewing is 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

Enter via four panel wood door into entrance hall. Double radiator. Centre ceiling light.

### Lounge

15'9" x 14'3"

Enter via full glass door into floored lounge. Bay windows to front. Centre ceiling light. One double radiator. One single and four double socket points plus telephone and external aerial points.

### Upper Landing

Provides access to two bedrooms and bathroom. Feature glass ceiling. One single socket point. Centre ceiling light. Large storage cupboard.

### Kitchen

11'10" x 11'9"

Entering via full glass door into laminate floored kitchen which benefits from eleven wall and floor units. Stainless steel sink with mixer tap. Integrated oven and hob. Worktops. Centre ceiling light. Double radiator. Two single and two double socket points. Single window to rear. Plumbing for washing machine. Storage cupboard.



## Master Bedroom

14'5" x 14'3"

Enter via white wood door into floored bedroom. Single window to front. One double radiator. Centre ceiling light. One single and three double socket points.

## Bedroom 2

12'7" x 11'11"

Enter via white wood door into floored bedroom. Single window to rear. One double radiator. Centre ceiling light. Four single socket points.



## Bathroom 11'1" x 7'11"

Enter via full frosted glass door into laminate tile floored bathroom which benefits from a two piece white suite and spa bath. Single frosted window to rear. Integrated spotlights. Single radiator.

## Security

The property benefits from security entrance with inter-com.

## Extras

Included in the sale are all fixtures and fittings.

## Heating and Glazing

The property benefits from gas central heating and double glazing.

**Offers over £73,000 are invited**

HOME REPORT AVAILABLE  
ON REQUEST





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## **Travel Directions**

From Bellshill Cross proceed along Main Street and property is on left side.

**Viewing** By appointment through Paul Fox Properties

**Contact** Paul Fox

**Ref. No.** PFP1502

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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.