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**OFFERS OVER £158,000**

## **GILMOUR PLACE, BELLSHILL**

Paul Fox Properties is delighted to present to the market this fantastic three bedroom mid terraced villa set within the popular Lockett Yett View Estate in central Bellshill.

The accommodation comprises entrance hall, open plan lounge, conservatory and kitchen. Upper floor consists of three bedrooms and bathroom.

The property further benefits from double glazing and gas central heating. Mono-blocked parking area to front. Great outdoor garden space to rear with lawn and decked areas. Garden shed.

Presented in immaculate condition, an early viewing appointment is highly recommended to appreciate all aspects of this beautiful home.

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.



**Lounge** 19'5"x 16'11"

Entering into hard wood floored open plan lounge with double window to front. Centre ceiling spotlights. One double and one single radiator. Three double socket points. Telephone, satellite and external aerial points. Storage cupboard.

**Entrance Hall**

Access via brown UPVC door with frosted glass design panel into hard wood floored entrance hall. One double radiator. Centre ceiling spotlights. Single socket point

**Kitchen**

8'9"x 6'6"

Entering via four panel white wood grain door into tile floored kitchen which benefits from nine white gloss wall and floor units with worktops and tiled splashback. Integrated oven, hob and hood. Black sink with mixer tap. Integrated spotlights. One single radiator. One double and two single socket points. Plumbing for washing machine. Single window to rear. White UPVC door to rear.



## Upper Landing

Hard wood floored upper landing gives access to three bedrooms and bathroom. Centre ceiling spotlights. One single socket point. Access to loft. Storage cupboard.



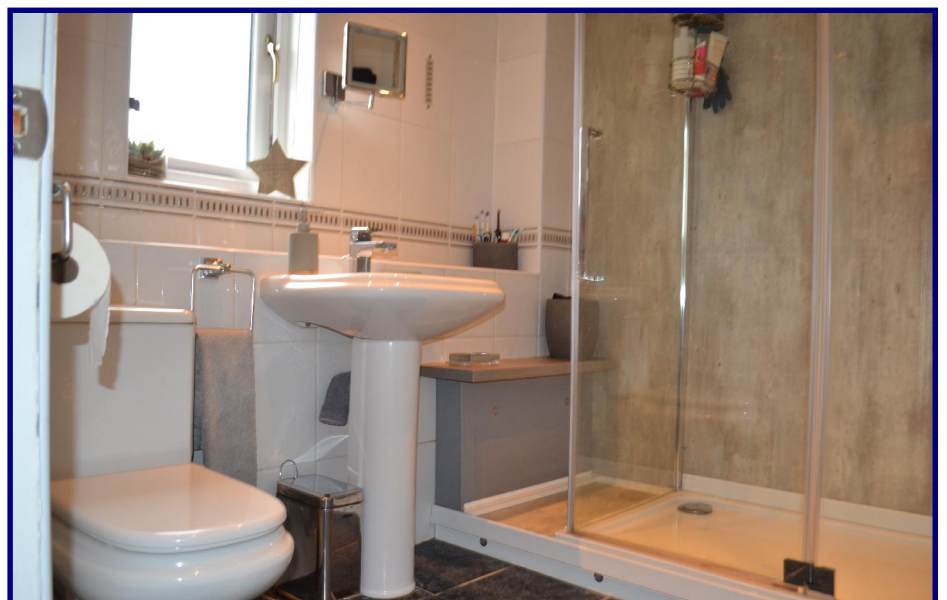
## Master Bedroom

13'7'x 8'4'

Enter via four panel white wood grain door into laminate floored bedroom. Double window to front. Single radiator. Integrated spotlights. Two double socket points.

## Bathroom 7'3x 6'9'

Enter via four panel white wood grain door into tiled floored bathroom. Two piece white suite with walk in shower cubicle and mains power shower. Single frosted window to rear. Integrated spotlights. Chrome ladder radiator.



**Bedroom 2** 11'5' x 8'3"

Entering via four panel white wood grain door into laminate floored bedroom. Double window to rear. Centre ceiling spotlights. Single radiator. Two double socket points. Large wardrobes.



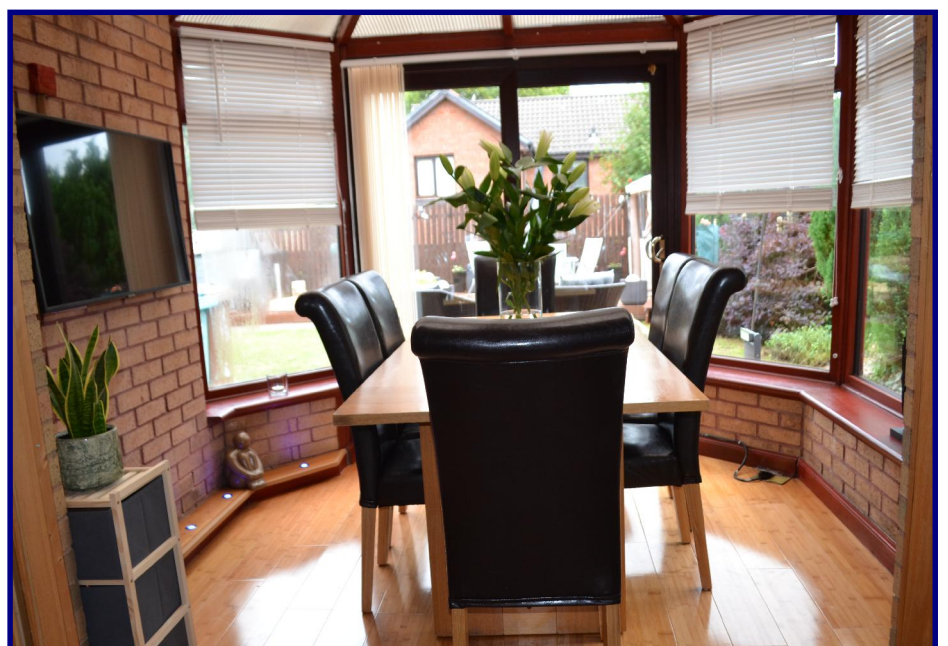
**Bedroom 3** 10'9' x 6'4"

Entering via four panel white wood grain door into laminate floored bedroom. Single window to front. Integrated spot lights. Two double socket points. Mirrored wardrobes.



**Conservatory**

Enter via French doors from lounge into hard wood floored conservatory. Three double socket points. Patio doors to rear.





### **Extras**

Included in the sale are all fixtures and fittings.

### **Gardens**

Mono-blocked parking area to front. Enclosed rear garden laid to lawn with shrubs, trees and borders. Decking areas. Garden shed.

### **Heating and Glazing**

The property benefits from gas central heating and double glazing.



**Council Tax  
Band "C"**

**HOME REPORT AVAILABLE**

**Offers over £158,000  
are invited**

**HOME REPORT AVAILABLE  
ON REQUEST**



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**Viewing** By appointment through Paul Fox Properties

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