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**OFFERS OVER £78,000**

**BELVIDERE ROAD, BELLSHILL**

A fantastic opportunity for the first time buyer or buy to let investor to purchase this top floor two bedroom large corner flat situated in central Bellshill.

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

The property also benefits from gas central heating and double glazing.  
Communal gardens to rear.

Early viewing is highly recommended to appreciate all aspects of this property.

Close to all local amenities including excellent bus and train links, sports facilities, shopping areas. Nursery, primary and secondary schools are available close by. Easy access to motorway networks and all major travel links throughout west and central Scotland.



## **Kitchen** 8'0" x 5'7"

Enter into laminate floored kitchen which benefits from six white wall and floor units. Integrated hob, hood and oven. Stainless steel sink with mixer tap. Worktops and tiled splashback. Integrated spotlights. One single and three double socket points.

## **Entrance Hall**

Access via white UVPC door into entrance hall. One double radiator. Two double socket points. Two centre ceiling lights. Loft access.

## **WC**

Laminate floored WC with single frosted window to rear. Centre ceiling light.

## **Lounge** 17'11" x 12'10"

Entering via white wood door into lounge with bay window to front and double to side. Centre ceiling light. Two double radiators. Three double socket points. External tv aerial.



### **Bedroom 1 16'0 x 11'6"**

Enter via white wood door into bedroom. Double window to side. Double radiator. Centre ceiling light. Four double socket points. Large storage cupboard.



### **Bedroom 2 12'7" x 8'10"**

Enter via white wood door into bedroom. Single window to front. Double radiator. Centre ceiling light. Two double socket points.

### **Bathroom 7'2" x 5'9"**

Enter via white wood door into laminate floored bathroom which benefits from a three piece white suite with electric shower. Integrated spotlights. One double radiator.

### **Gardens**

Communal garden to rear.

### **Extras**

Included in the sale are all fixtures and fittings.

### **Heating and Glazing**

The property benefits from gas central heating and double glazing.

### **Council Tax "Band B"**

**Offers over £78,000  
are invited.**

**Home report available  
on request**





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**Viewing** By appointment through Paul Fox Properties

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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.