



# paulfoxproperties



## OFFERS OVER £93,000

### BELLVUE CRESCENT, BELLSHILL

An excellent opportunity to purchase this two bedroom end terraced villa situated within a popular area of Bellshill.

The property comprises of entrance hallway, lounge and kitchen. Two double bedrooms and family bathroom. Floored loft.

The property also benefits from gas central heating and double glazing. Driveway along with 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.



## **Kitchen** 14'11" x 6'10"

Access via six panel white wood door into vinyl floored kitchen which benefits from fourteen wall and floor units with worktops and tiled splash-back. Stainless steel sink with mixer tap. Free standing cooker with integrated hood. Large window to rear. Centre ceiling spotlights. Plumbing for washing machine. Three single socket points. One single radiator. Storage cupboard. Full frosted glass door to rear.

## **Entrance Hall**

Access is beyond white UPVC door with frosted glass panel into carpeted floored entrance hall. One double radiator. Wall light.

## **Upper Landing**

Carpeted landing giving access to two bedrooms and bathroom. Loft access. Centre ceiling light.

## **Lounge** 14'2" x 13'10"

Entering from hall through six panel wood door into carpet floored lounge with large window to front. Centre ceiling light. One double radiator. Two single socket points and external aerial point. Feature fire surround with gas fire.





**Master Bedroom 14'9" x 9'4"**

Enter via six panel wood grain door into carpet floored bedroom with two single windows to front. One single radiator. Centre ceiling light. One single socket point.

**Bedroom 2 11'5" x 11'0"**

Enter via white wood grain door into carpet floored bedroom with large window to rear. Centre ceiling light. One double radiator. One single socket point.

**Floored Loft**

Carpet floored loft with Velux window.

**Bathroom 6'6" x 5'7"**

Enter via six panel wood grain door into vinyl floored bathroom which benefits from a two piece white suite with walk in shower cubicle and mains power shower. Single frosted window to rear. Centre ceiling spotlights. Chrome ladder radiator.

**Gardens**

Front garden is mono blocked and chipped. Enclosed large rear garden is laid to lawn, slabbed with shrubs, trees and borders. Garage. Garden hut.

**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 "A"

**Offers in the region of  
£93,000 are invited.**

HOME REPORT AVAILABLE





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**Viewing By appointment through Paul Fox Properties**

**Contact Paul Fox**

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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.