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**OFFERS OVER £84,000**

## **MCCOURT GARDENS, BELLSHILL**

Paul Fox Properties is delighted to present to the market this immediately impressive, large ground floor flat located within a modern development in Bellshill.

The property is presented in complete move-in condition and comprises of entrance hall, spacious lounge and kitchen. Two bedrooms and bathroom.

The property further benefits from gas central heating, double glazing, security entrance, well maintained communal gardens and private parking.

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

Local amenities include bus and train links, sport facilities, shopping, schooling. Easy access to motorway networks including M8, M73, and M74.



## Kitchen

10'8" x 7'7"

Entering via four panel wood grain door into vinyl floored kitchen which benefits from ten wall and floor units. Stainless steel sink with mixer tap. Worktops and splashback. Integrated oven, hob and hood. Centre ceiling spotlights. One double radiator. Single window to rear. One single and four double socket points. Plumbing for washing machine.

## Entrance Hall

Access is beyond white wood door into carpet floored entrance hall. Two centre ceiling lights. Two double socket points. One double radiator. Two storage cupboards.

## Lounge

20'4" x 11'9"

Entering via four panel white wood grain door into carpet floored lounge with double window to front. Centre ceiling light. One double radiator. Three double socket points plus telephone and external aerial points.



## Bedroom 1

12'5" x 11'9"

Enter via four panel wood grain door into carpet floored bedroom with single window to rear. One double radiator. Centre ceiling light. Two double socket points. Mirrored wardrobes. Telephone point.



## Bedroom 2

10'8" x 8'11"

Enter via four panel wood grain door into carpet floored bedroom with single window to front. One double radiator. Centre ceiling spotlights. Two double socket points.

## Bathroom

6'6" x 6'2"

Enter via four panel wood grain door into vinyl floored bathroom which benefits from a white two piece suite with walk in shower cubicle and shower. Centre ceiling spotlights. Chrome ladder radiator.

## Security

Apartment benefits from security entrance.

## Parking

Resident parking.

## Gardens

Property benefits from communal gardens.

## 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 "C"

**Offers over £84,000 are invited**

HOME REPORT AVAILABLE





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## Travel Directions

From Bellshill Cross proceed along North Road passing Shell garage on the left hand side, turn right at roundabout onto Campbell Street, continue through next roundabout and take first right into Pollock Street then left into Uritas Road then left again into McCourt Gardens private parking area.



**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.