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OFFERS OVER £275,000

TENNANT WYND, BELLSHILL

Paul Fox Properties are delighted to present to the market this immaculately presented four bedroom detached villa situated within the exclusive Oval development in Bellshill.

The accommodation is presented over two levels. The first floor comprises of entrance hall, lounge, open plan kitchen / dining room, utility room, WC and sun room.

The second floor comprises of main bedroom with en-suite, second bedroom with en-suite, a further two bedrooms and family bathroom.

As would be expected of a home of this quality the property benefits from double glazing and gas central heating. Security alarm system. Mono-blocked driveway with garage.

Gardens to front and rear.

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



Open Plan

Kitchen / Diner 19'9"x 10'0"

Entering via six panel white wood grain door into laminate floored kitchen which benefits from eleven white wall and floor units with worktops and splashback. Integrated oven, grill, hob and hood. Stainless steel sink with mixer tap. Integrated spot lights. Triple window to rear. Double radiator. Six double socket points. Plumbed for dishwasher. Telephone point.

Entrance Hall

Access via white wood door with frosted glass design panel into laminate floored entrance hall. Two centre ceiling light. Double radiator. One double socket point plus telephone point. Storage cupboard.

WC

Entering via six panel white wood grain door into laminate floored WC. Single frosted window to side. Centre ceiling light. Double radiator.

Utility Room

From kitchen enter via six panel white wood grain door into laminate floored utility room. Double radiator. Centre ceiling spotlights. One double point. White UPVC door to rear garden.

Lounge 17'11"x 11'5"

Entering via ten pane glass door into carpeted lounge with bay window to front. Centre ceiling light. One double radiator. Three double socket points and external aerial points.



Upper Landing

Carpeted landing with doors leading off to four bedrooms and bathroom. Double radiator. Centre ceiling light. Storage cupboard. Loft access.

Main Bedroom 13'7" x 11'3"

Enter via six panel white wood grain door into carpeted main bedroom. Triple window to front. Double radiator. Centre ceiling light. Three double socket points plus TV and telephone points. Fitted wardrobes.



En suite

From master bedroom enter through six panel white wood grain door into laminate floored en-suite. Single frosted window to front. Integrated spotlights. Chrome ladder radiator. Walk-in shower cubicle with mains power shower. Double shaver point.



Bedroom 2 17'0' x 9'3" (widest point)

Entering via six panel white wood grain door into carpeted bedroom. Triple window to front. Centre ceiling light. Double radiator. Two double socket points. Mirrored wardrobes.

En suite

From master bedroom enter through six panel white wood grain door into laminate floored en-suite. Single frosted window to side. Integrated spotlights. Double radiator. Walk-in shower cubicle with mains power shower. Double shaver point.



Bedroom 3 10'11" x 10'2"

Entering via six panel white wood grain door into carpeted bedroom. Double window to rear. Centre ceiling light . Double radiator. Two double socket points. Mirrored wardrobes .



Bedroom 4 8'11" X 8'11"

Entering via six panel white wood grain door into carpeted bedroom. Double window to rear. Double radiator. Centre ceiling light. Two double socket points.

Bathroom 6'11 x 6'5'

Enter via six panel white wood grain door into laminate tiled floor family bathroom which benefits from a three piece white suite with hand shower. Single frosted window to rear. Integrated spotlights. Double radiator.





Sunroom

Entering via dining room into carpet floored sunroom. Two single windows to rear. Double radiator. Two wall lights. Four double socket points. Patio door with glass side panels leading to rear garden.

Extras

Included in the sale are all fixtures and fittings.



Gardens

Front garden is laid to lawn with shrubs and borders. Enclosed rear garden is laid to lawn with trees, shrubs and borders. Decking area. Mono-blocked driveway for two cars plus garage.

Heating and Glazing

The property benefits from gas central heating and double glazing.



Council Tax

Band "F"

HOME REPORT AVAILABLE

**Offers over £275,000
are invited .**



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Viewing By appointment through Paul Fox Properties

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