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**OFFERS OVER £48,000**

**CLYDE DRIVE, BELLSHILL**

An excellent opportunity for the first time buyer or buy to let investor to purchase this one bedroom ground floor flat situated within the popular Mossend area of Bellshill.

The accommodation is presented in walk in condition and consists of entrance hall, lounge and kitchen. One bedroom and bathroom.

The property further benefits from gas central heating and double glazing. Communal gardens to front and rear. Private parking to rear.

Early 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** 9'3 x  
7'2' (widest points).

Entering via six panel wood door into laminate floored kitchen which benefits from six light wood wall and floor units. Stainless steel sink with mixer tap. Worktops. Integrated oven, hob and hood. Centre ceiling spotlights. Single window to rear. One single and one double socket point. Double radiator. Plumbing for washing machine.

### **Entrance Hall**

Access via white UPVC door into laminate floored entrance hall. Double radiator. Integrated spotlights. Three storage cupboards.

### **Lounge**

15'4 x 10'6'

Enter via six panel wood grain door into laminate floored lounge. Large double window to front. Centre ceiling light. One double radiator. Four single socket points. Cable, telephone and external t.v. aerial points.



## Master Bedroom

11'3" x 9'11"

Entering via six panel wood grain door into laminate floored bedroom. Single window to front. Centre ceiling light. Two single socket points. Double radiator. Storage cupboard.



## Bathroom 6'2 x 5'10'

Entering via six panel wood grain door into vinyl tile floored bathroom which benefits from a two piece white suite. Shower cubicle with mains power shower. Single frosted glass window to rear. Integrated spotlights. Chrome ladder radiator.



## Gardens

Communal enclosed front garden is laid to lawn. Large enclosed rear is chipped. Parking at rear.

## Heating and Glazing

The property benefits from gas central heating and double glazing.

## Extras

Included in the sale are all fixtures and fittings.

## Council Tax

Band "A"

**Offers over £48,000 are invited**

HOME REPORT AVAILABLE

Viewing By appointment through Paul Fox Properties

Contact Paul Fox

Ref. No. PFP1514