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## OFFERS OVER £55,000 MAIN STREET, BELLSHILL

A fantastic opportunity to purchase this one bedroom ground floor flat located in central Bellshill.

The accommodation comprises of entrance hall, lounge and kitchen. One bedroom and bathroom. The property benefits from gas central heating and double glazing.

Communal gardens to front and rear. Resident parking.

An ideal purchase for the first time buyer or buy to let investor.

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

Close to all local amenities and all major travel links throughout west and central Scotland.



## **Kitchen** 12'7" x 8'4'

Enter via four panel white wood door into laminate floored kitchen which benefits from six white gloss wall and floor units. Integrated oven, hob and hood. Stainless steel sink and mixer tap. Worktops and splashback. Centre ceiling light. Five single and one double socket points. Plumbing for washing machine. Double window to front.

## **Entrance Hall**

Access via brown wood door with frosted glass design panel into laminate floored entrance hall. Single radiator. One single socket point. Centre ceiling light. Storage cupboard.

## **Lounge** 15'5' x 10'6'

Entering via four panel white wood door into laminate floored lounge with large window to front. Centre ceiling light. Two double radiators. Two single and one double socket points. UPVC door to balcony.



### **Bedroom 1 11'5" x 8'9"**

Enter via four panel white wood door into carpet floored bedroom. Double window to rear. Double radiator. Centre ceiling light. Two single socket points. Large mirrored wardrobes.



### **Bathroom 8'4" x 5'10"**

Enter via four panel white wood door into vinyl floored bathroom which benefits from a three piece suite with shower. Centre ceiling light. Single radiator.

### **Gardens**

Enclosed communal front garden is laid to lawn. Rear drying area is slabbed. Resident parking.

### **Extras**

Included in the sale are all fixtures and fittings.

### **Heating and Glazing**

The property benefits from electric heating and double glazing.

### **Council Tax "Band A"**

**Offers over £55,000  
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.