




McEwan Fraser Legal

Solicitors & Estate Agents

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53 Strathview Road

BELLSHILL, ML4 2UY



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McEwan Fraser is delighted to present this charming, extended, two double bedroom semi-detached house to the market. The property is presented to the market in superb internal condition having been well maintained by the current owner and enjoys a very contemporary feel throughout. This deceptively spacious property would make an excellent starter home and really must be viewed to be fully appreciated. The property benefits from a driveway, garage, gas central heating and double glazing throughout.

You enter the property through a welcoming hallway which is neutrally finished and boasts a quality laminate floor which extends into the lounge. The lounge itself is well proportioned and can easily accommodate a large style sofa and additional free standing furniture. The extended kitchen diner runs the width of the property and can be reached from the lounge. The kitchen itself comprises a generous range of base and wall mounted units which offer excellent prep and storage space. Gas hob, electric oven, dishwasher and tumble dryer are integrated. There is also a large American style fridge freezer and a free-standing washing machine which will stay with the property. An extension to the kitchen provides ample space for a dining table and there are doors opening onto the rear garden.

Climbing the stairs, there are two double bedrooms, shower room. and access to loft space for additional storage if needed. The master bedroom faces the front of the property and is a well-proportioned double, neutrally finished and also includes an integrated double. The second double bedroom also includes a large integrated wardrobe. The shower room is finished as a wet room and is also in very good order.

Externally, there is a low maintenance garden and driveway to the front. The drive also leads to a garage which is detached from the house. The rear garden is largely laid to lawn but does boast a decked area to capture the evening sun.





KITCHEN/DINER





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.90m (12'10") x 3.45m (11'4")
Kitchen	4.40m (14'5") x 2.40m (7'10")
Dining Area	3.50m (11'6") x 3.00m (9'10")
Master Bedroom	3.40m (11'2") x 2.90m (9'6")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")
Shower Room	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 73m² | EPC Rating: C

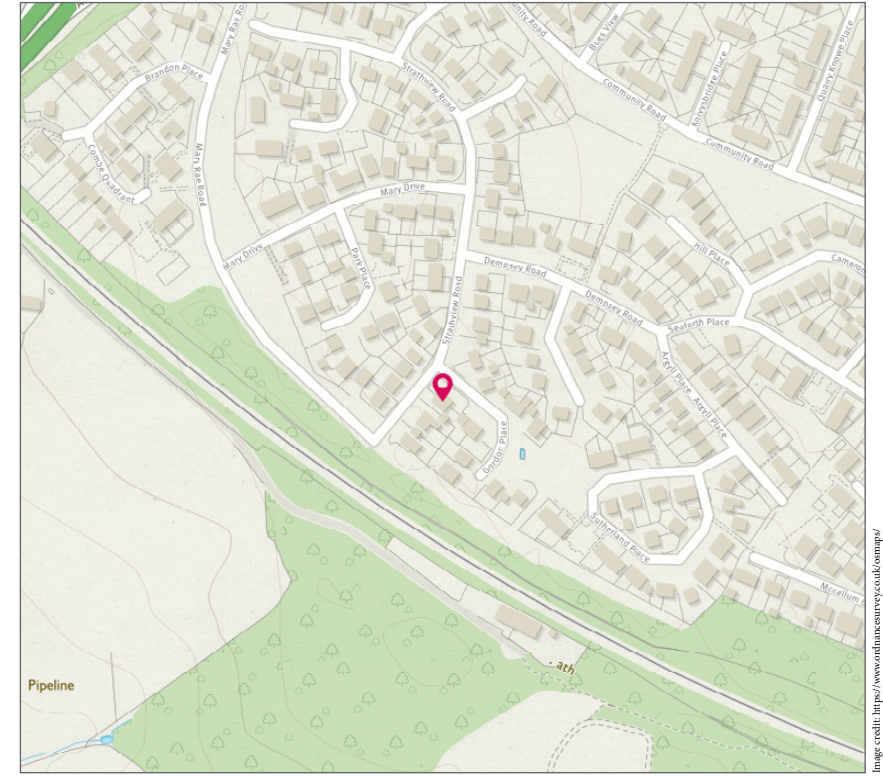


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