

# 14 Leander Crescent

BELLSHILL, NORTH LANARKSHIRE, ML4 1JB



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Immaculate three-bed semi, beautifully extended and set  
in a popular location, walk-in condition*





McEwan Fraser Legal are delighted to offer to the market this excellent three-bed semi-detached villa, presented to the market in fantastic order throughout. This beautiful property has been thoughtfully extended and offers comfortable accommodation which would make a fantastic first-time buy, family home or even a sound Buy-To-Let investment. Great emphasis has been placed on the creation of easily managed free-flowing space on a bright and fresh layout.

# THE LOUNGE



Accessing the home through the entrance hall, it is immediately apparent the current owner has really looked after this family home, it's perfect for today's modern living. The warm and inviting lounge benefits from a large window that floods the room with natural light and the shape of the room offer a plethora of furniture layout options. The clever understairs workspace is ideal as a Home Office work zone.



# THE KITCHEN



The stunning kitchen has been fitted to include a good range of floor and wall mounted units, which provides a stylish and very efficient workspace. It further benefits from an integrated double oven, gas hob, extractor hood, and ample space for a freestanding washing machine, tumble drier and American style fridge freezer, making this the ideal kitchen for any chef to create a marvellous meal.





The sunroom extension area is very appealing, offering a combination of a spacious dining area along with a family room. The French doors flood the room with light and allow access to the private rear garden and Sun-deck; a fantastic spot to spend a summer's evening and entertain family and friends on sunnier days

# THE SUNROOM







The upper level of the property hosts two tastefully decorated double bedrooms and one single, all with ample storage. One with a front garden aspect and the other has views over the rear garden. The single bedroom is currently utilized as a walk-in dressing room and accessed from the main bedroom.

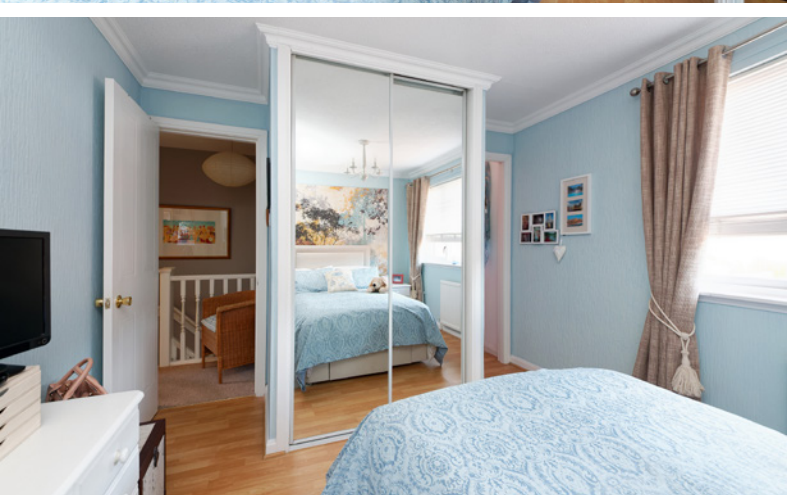
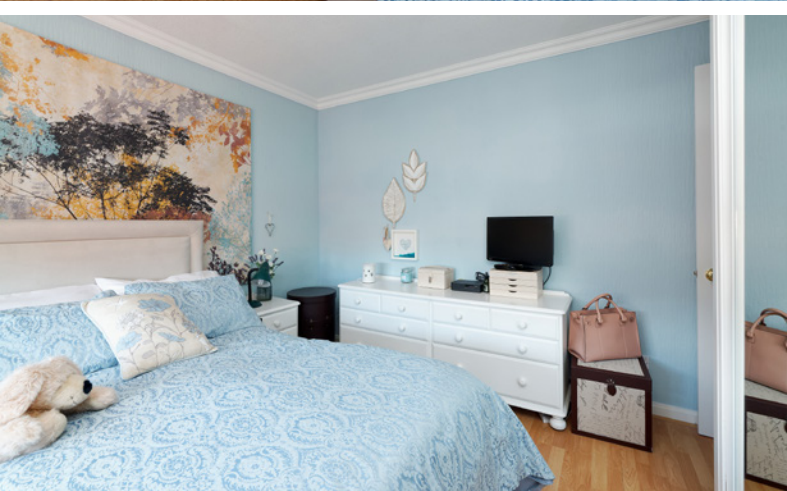
The family bathroom consists of a white two-piece suite with a chrome radiator and a large standalone shower enclosure with a mains shower.

## BEDROOM 1





# BEDROOM 2 & 3





# THE SHOWER ROOM





The exterior of the property mirrors the excellent condition of the interior and is complemented with well-tended gardens and a shed. The property further benefits from double glazing, gas central heating and off-street parking in the form of a driveway.

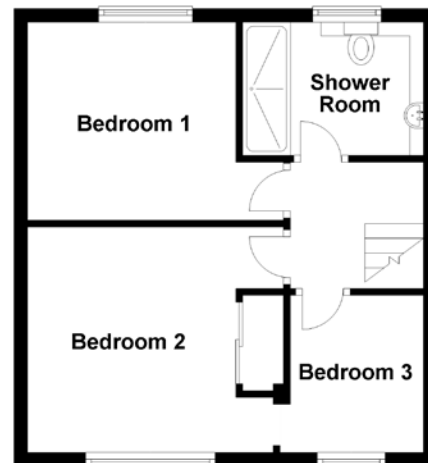
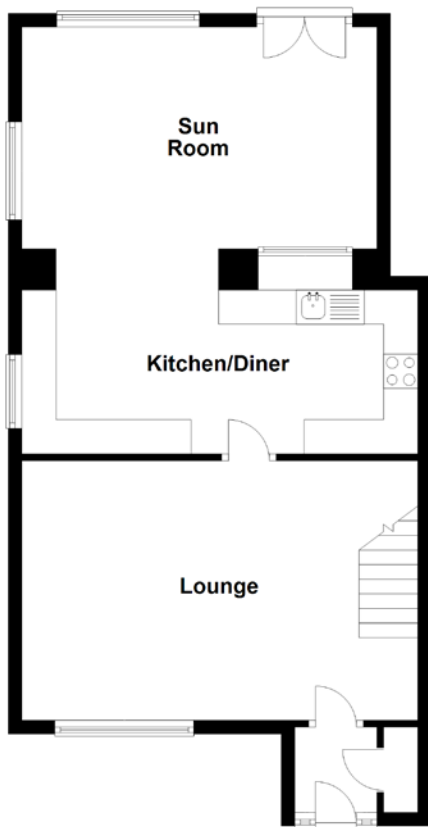
It is only after close inspection buyers will fully appreciate this impressive and comfortable home and therefore viewing is highly recommended at the earliest opportunity.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

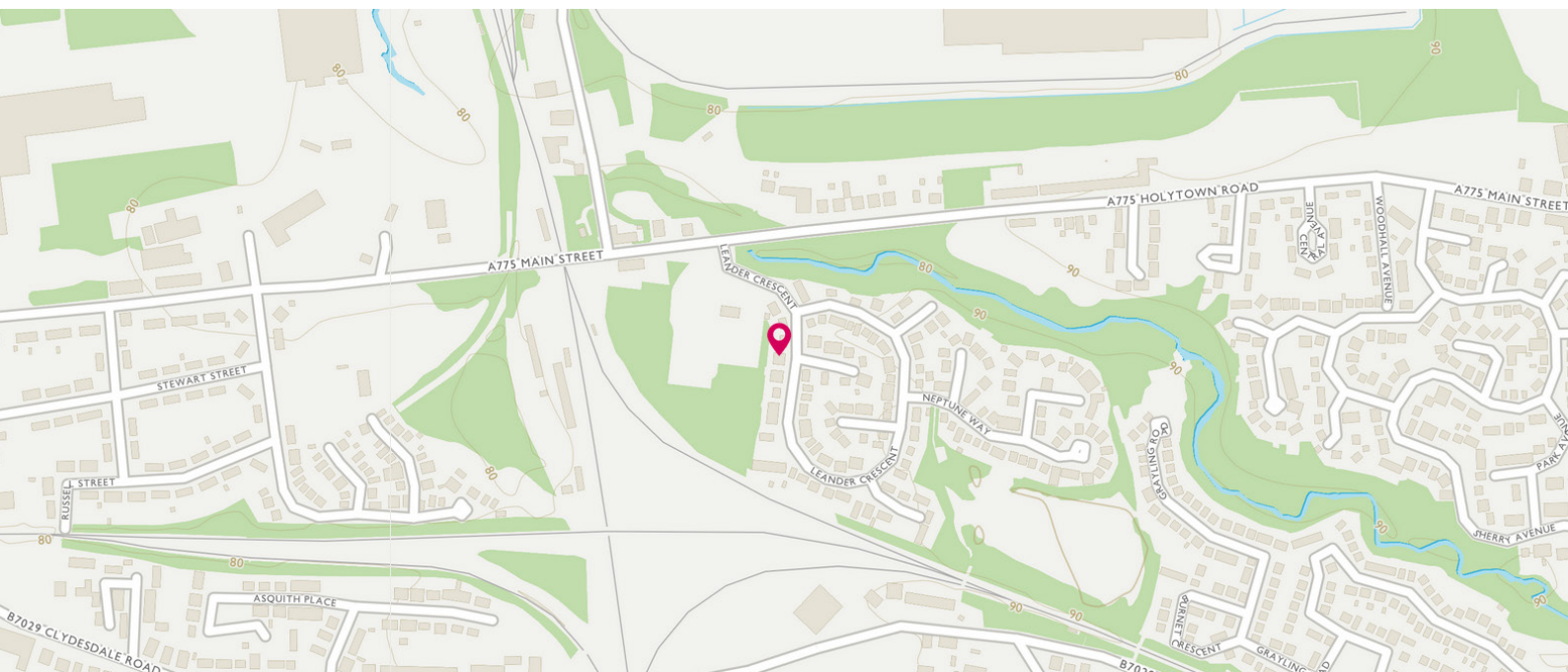
Lounge	5.80m (19') x 3.80m (12'6")
Kitchen/Diner	5.80m (19') x 2.40m (7'10")
Sun Room	5.20m (17'1") x 3.25m (10'8")
Bedroom 1	3.75m (12'4") x 2.90m (9'6")
Bedroom 2	3.75m (12'4") x 3.30m (10'10")
Bedroom 3	2.30m (7'7") x 2.15m (7'1")

Shower Room 2.65m (8'8") x 1.95m (6'5")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £2040.00

Extras (Included in the sale): Fitted floor coverings and integrated appliances.





# THE LOCATION

The property has an ideal central location and is within a few minutes drive to Bellshill town centre and train station, which offers excellent rail links to Glasgow, Edinburgh and other surrounding Lanarkshire towns. Bellshill is convenient for the M8 and M74 motorways. Amenities in the area include sports facilities, shopping, bars, restaurants, schooling and recreation.







  
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