



3 BEECHBANK COTTAGES

HARTHILL, NORTH LANARKSHIRE, ML7 5RL

The property offers excellent links to the M8 motorway with the heart of Scotland motorway link on your doorstep offering easy commuter access to both Edinburgh and Glasgow with recent and future investment Harthill has been extensively redeveloped to provide two new service stations and a local public transport interchange. Bus services to Glasgow and Edinburgh are provided on both sides of the motorway, with access to car parking from Miller Street, making Harthill the ideal location for commuting across central Scotland.

McEwan Fraser Legal are delighted to bring to the open market this three-bedroom cottage. The property would make for an ideal first time buy or buy to let investment.

In more detail, the property consists of a welcoming hallway with storage cupboard. The bright and airy lounge allows for free standing furniture and different furniture configurations.

The kitchen comes with floor to ceiling units, electric hob, double oven, hood, integrated fridge freezer, space for washing machine and ample space for a dining table. Access to the back garden can be found in the kitchen.

The family bathroom has a shower from mains over bath wash hand basin, WC. The bathroom also benefits from under floor heating.

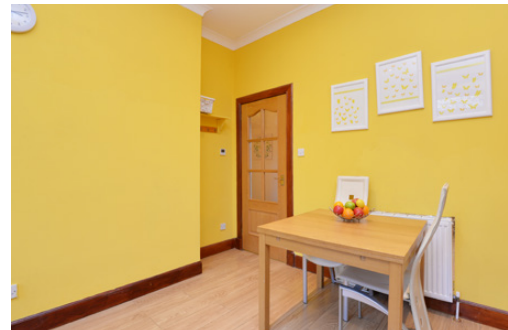
On the upper level, there is a storage cupboard and three good sized bright and airy bedrooms. All rooms allow for free standing furniture. The larger room also benefits from built-in storage.

Externally the front and back garden are of low maintenance. There is a private parking space to the side of the garden

The property also benefits from gas central heating.

Viewing is highly recommended.

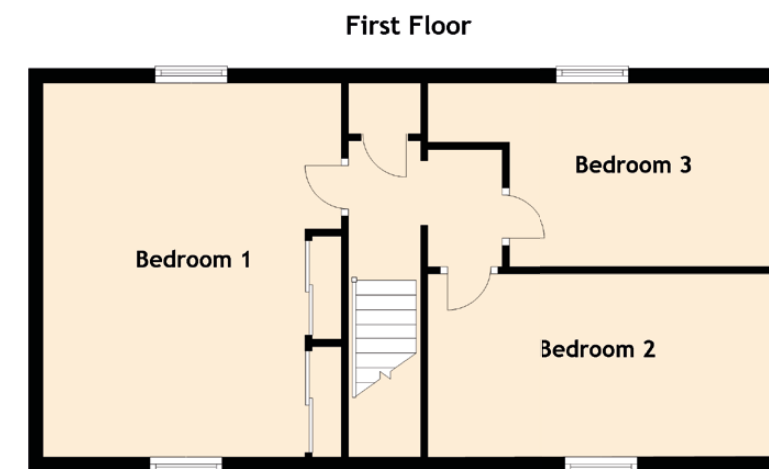
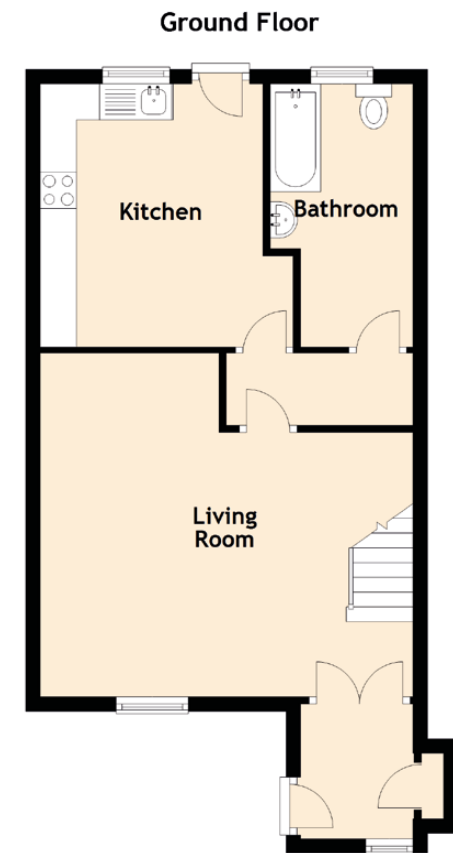






SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	5.17m (17') x 4.77m (15'8")
Kitchen	3.79m (12'5") x 3.66m (12')
Bedroom 1	5.18m (17') x 4.13m (13'7")
Bedroom 2	4.83m (15'10") x 2.53m (8'3")
Bedroom 3	4.84m (15'11") x 2.54m (8'4")
Bathroom	3.64m (11'11") x 1.98m (6'6")

Gross internal floor area (m²): 88m² | EPC Rating: D

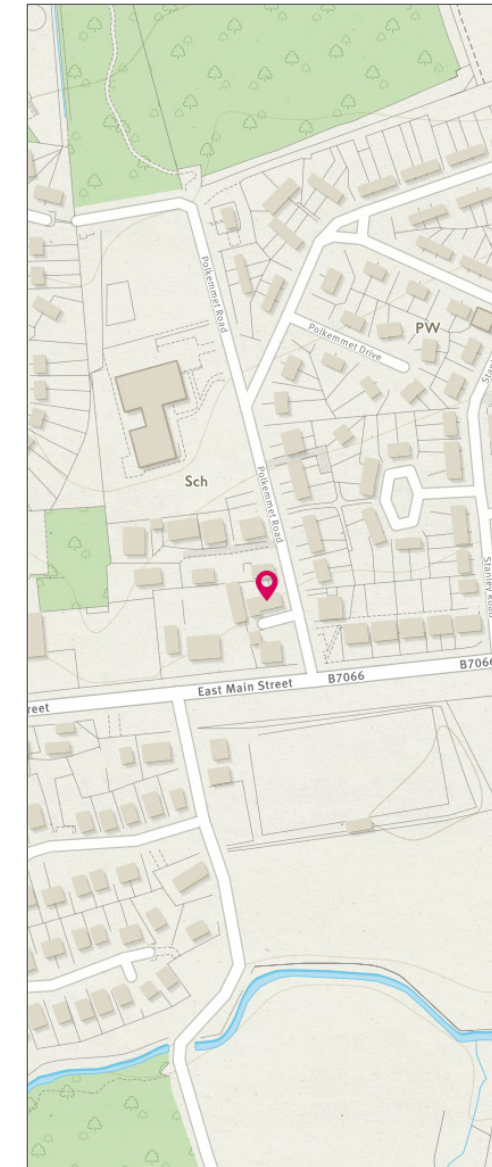


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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GRAEME NIMMO
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer