

# 33 Sutherland Place

BELLSHILL, ML4 2UJ



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



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*Immaculate two-bed mid terrace, beautifully  
nestled in a popular location, walk-in condition*





McEwan Fraser Legal are delighted to offer to the market this excellent two-bed mid-terrace villa, presented to the market in fantastic order throughout. This beautiful property offers very 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 lovely 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 under-stairs cupboard offers excellent storage space.



# THE KITCHEN/DINER



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 electric oven and hob, extractor hood, fridge freezer, washing machine and ample space for a freestanding tumble drier, making this the ideal kitchen for any chef to create a marvellous meal. The dining room offers excellent space for a family dining table and is sure to be the hub of the home around mealtimes.







The upper level of the property hosts two tastefully decorated double bedrooms, both with ample storage. One with a front garden aspect and the other has views over the rear garden.

The tiled family bathroom consists of a white suite with an electric shower over the bath, ensuring an instant supply of hot water for refreshing showers.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





The exterior of the property mirrors the excellent condition of the interior and is complemented with low maintenance space. To the rear the Sun-deck offers a fantastic spot to spend a summer's evening and entertain family and friends on sunnier days. The property further benefits from double glazing, gas central heating and residents parking nearby to the side aspect. The front garden area could easily double as an off-street driveway if required.

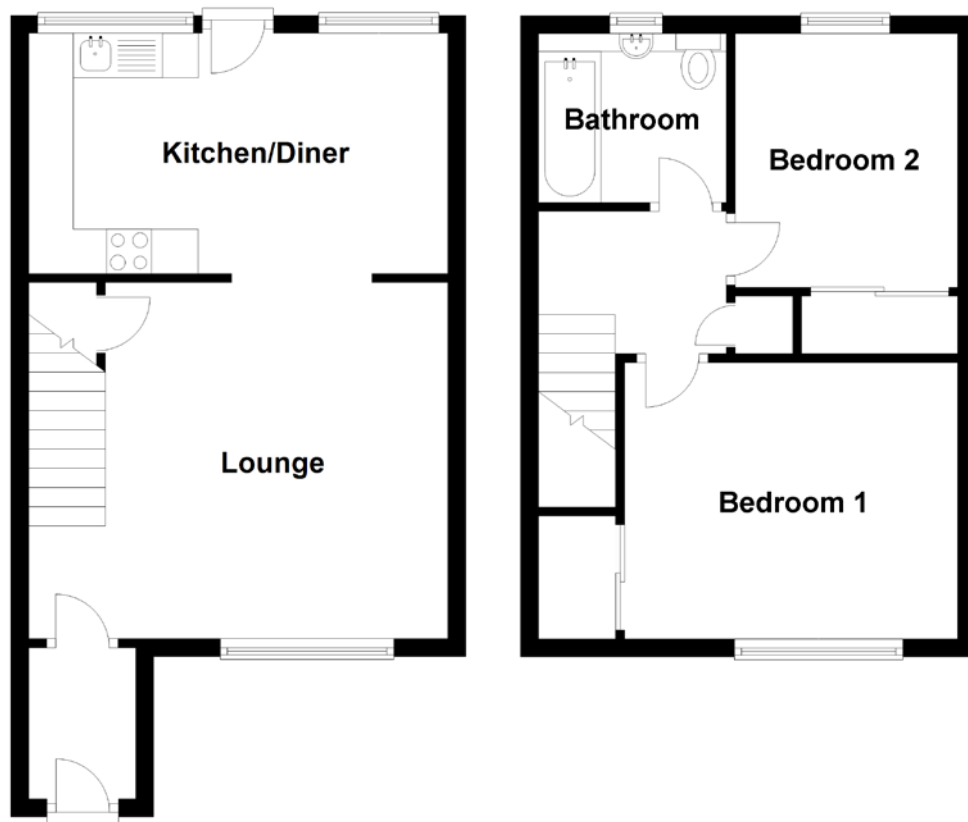
It is only after close inspection buyers will fully appreciate this impressive and comfortable home and therefore viewing is highly recommended at the earliest opportunity. This property is subject to a Buyer's Premium of £1440 (which includes vat) payable by the successful bidder.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



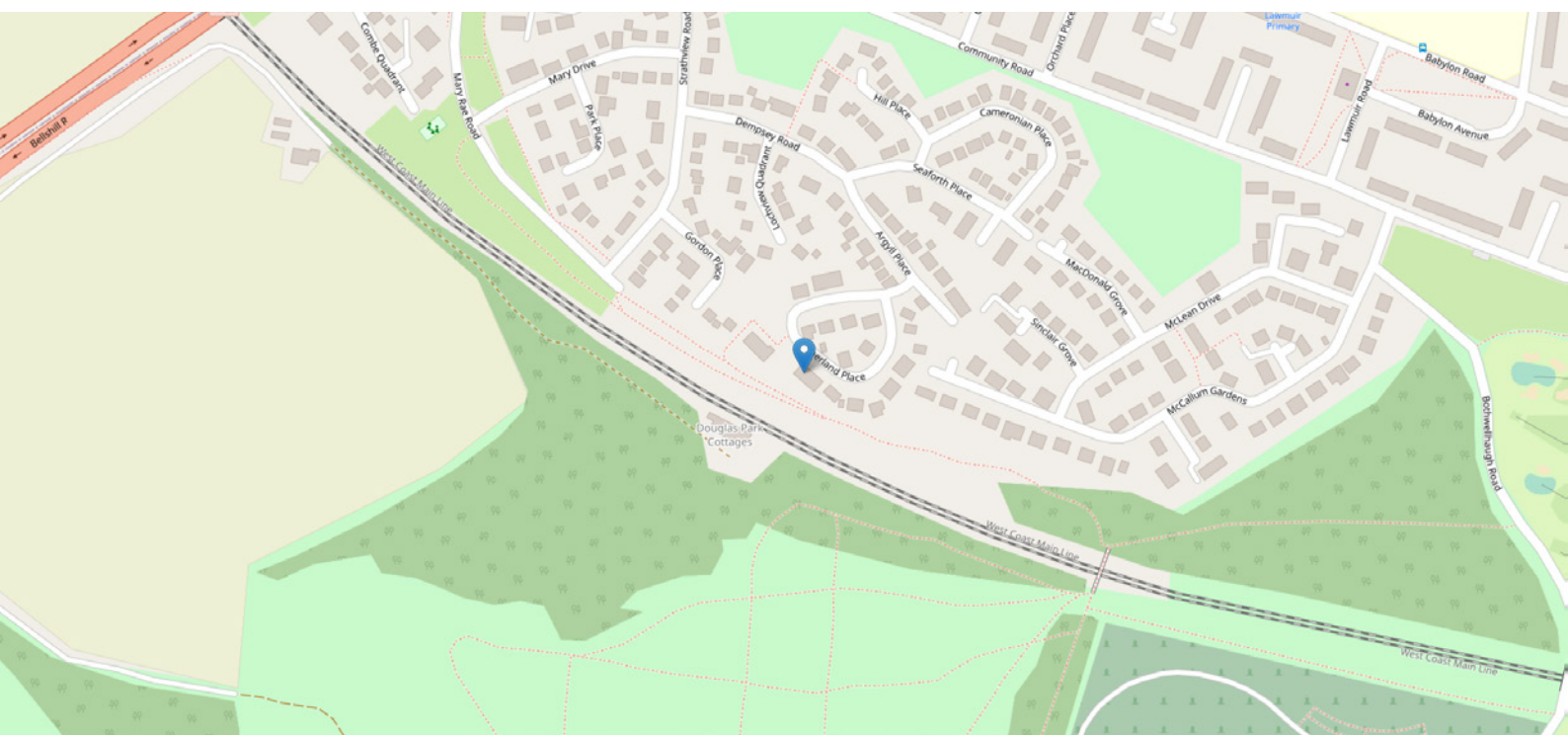
Approximate Dimensions(Taken from the widest point)

Lounge	4.70m (15'5") x 4.00m (13'1")
Kitchen/Diner	4.70m (15'5") x 2.70m (8'10")
Bedroom 1	3.70m (12'2") x 3.10m (10'2")
Bedroom 2	2.85m (9'4") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £1440.00

Extras (Included in the sale): Freestanding appliances and furniture may be available by separate negotiation.





# 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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