



RESIDENCE

63 Fleming Road, Bellshill, ML4 1NG

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston
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2 Bedrooms | 1 Public Rooms | 1 Bathrooms

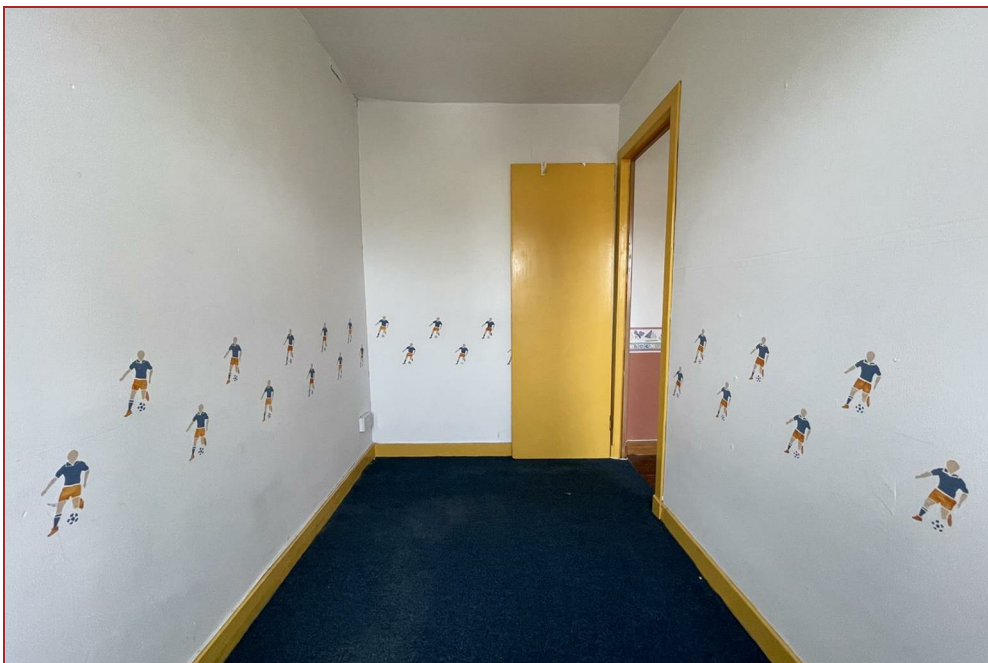
Set within the Hattonrigg area of Bellshill, this two-bedroom mid-terrace property offers a fantastic opportunity for those seeking a renovation project — whether as a buy-to-let investment, a home to put your own stamp on, or a rewarding development venture.

The ground floor accommodation comprises an entrance hallway, spacious front-facing lounge, and a kitchen with direct access to the rear garden. Upstairs features two generous bedrooms and a family bathroom.

Externally, the property benefits from a substantial south-facing rear garden, offering scope for landscaping, outdoor entertaining, or even the potential for future extension (subject to relevant permissions).

Fleming Road is conveniently positioned for local amenities, shops, and schools, with both primary and secondary schooling within walking distance. Bellshill town centre, train station, and motorway links are also easily accessible, making this a well-connected and practical location for commuters.

This is an ideal purchase for those seeking a project with genuine potential and excellent value for money in the current market. With imagination and refurbishment, this property could be transformed into a stylish modern home or a profitable investment property.



775.00 sq ft | EER = C



RESIDENCE



Fleming Road



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.