



RESIDENCE

10 Golf Avenue, Bellshill, ML4 2HJ

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston

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4 Bedroom | 1 Public Room | 1 Bathroom

Located within an established residential area of Bellshill, this three/four bedroom end terrace property presents an excellent investment or refurbishment opportunity for buyers seeking a project.

The accommodation is arranged over two levels. The ground floor comprises a reception hallway, a spacious front-facing lounge, a rear family room or fourth bedroom offering flexible use and a kitchen positioned to the rear with access to the garden.

On the upper level, there are three bedrooms along with a family bathroom fitted with a three-piece suite.

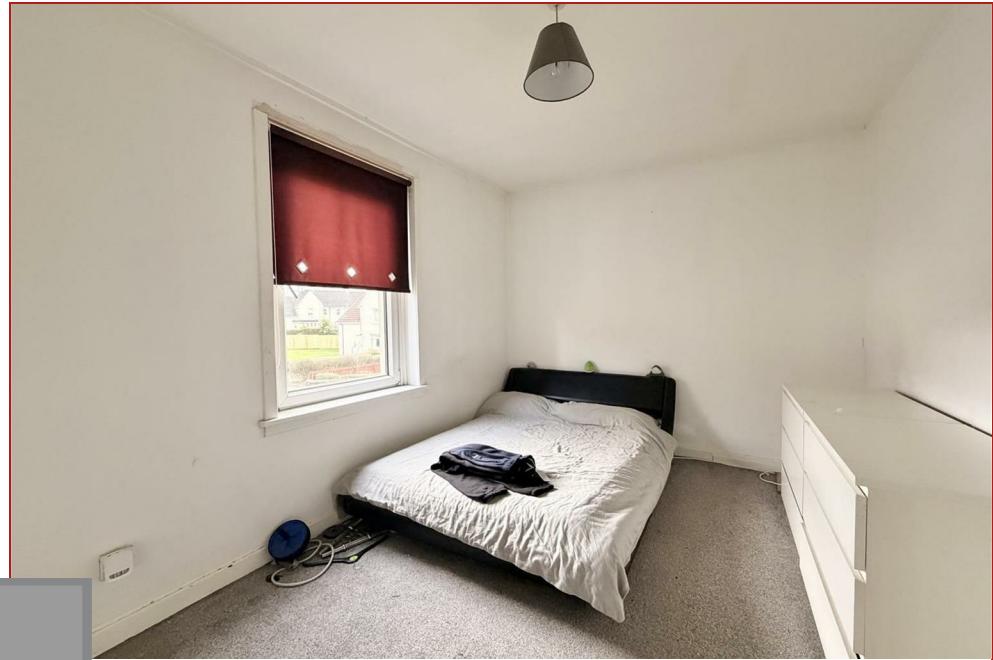
Externally, the property benefits from gardens to the front and rear. The rear garden is of good size and offers scope for clearance, landscaping or redevelopment, subject to requirements. A driveway provides off-street parking.

The property offers scope for a purchaser to update and personalise to their own preferences and would appeal to a range of buyers including investors, first-time buyers or those seeking a flexible family home.

Golf Avenue is ideally placed for access to local shops, schooling and leisure facilities, while Bellshill town centre, train station and motorway links provide excellent connectivity to Glasgow and the wider central belt.



979.51 sq ft | EER = C



Golf Avenue



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.