

3 MCGURK WAY ML4 3PJ
OFFERS OVER £245,000





Nestled in the desirable McGurk Way in Bellshill, this immaculately presented four bedroom detached villa offers contemporary family living in an enviable location. Boasting generous accommodation across two floors and presented in pristine condition, the home is ideal for modern families seeking space, style and comfort.

Step inside to a bright and welcoming entrance hall leading to a spacious lounge, thoughtfully open-plan to the dining area, creating a perfect space for both relaxing and entertaining. Large UPVC patio doors flood the living area with natural light and open directly onto a substantial, south-facing rear garden – perfect for alfresco dining or simply enjoying a sunny day.

The well-appointed breakfasting kitchen is complemented by a handy utility room and a downstairs cloakroom with WC, adding to the property's practical appeal. A superb garage conversion has created a versatile sitting room, ideal as a fourth bedroom, playroom or home office.

Upstairs, the master bedroom benefits from built-in wardrobes and its own ensuite shower room for that touch of luxury. Two further bedrooms are well-proportioned and share a stylish family bathroom finished with an electric thermostatic shower.

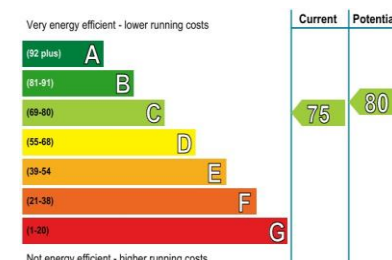
Additional features include gas central heating, double glazing throughout and the convenience of a double driveway at the front of the house as well as low-maintenance gardens to both the front and rear. A 20ft shed to the side of the property provides ample storage for tools, bicycles or hobbies.



McGurk Way is ideally positioned within the heart of Bellshill, a sought-after North Lanarkshire town known for its excellent transport links, including Bellshill and Uddingston railway station and the nearby M74 and M8 motorways providing easy access to Glasgow, Edinburgh, and beyond. Local amenities abound, with a selection of reputable schools, supermarkets, and leisure facilities all within easy reach. Strathclyde Country Park offers picturesque walks, loch-side activities and family attractions just a short drive away, while Bellshill Golf Club presents the perfect setting for keen golfers. The location is very attractive to families with popular schooling in the area including Uddingston Grammar School, Bellshill Academy and Cardinal Newman High School

This remarkable villa truly ticks every box for contemporary family living in Bellshill. Viewings are highly recommended to appreciate all that this fantastic home has to offer-arrange your viewing today.



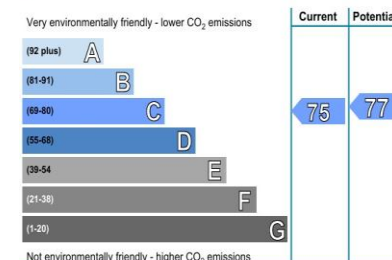


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (75)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (75)**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.