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OFFERS OVER £53,000

LESLEY QUADRANT, BELLSHILL

An excellent opportunity for the first time buyer or buy to let investor to purchase this one bedroom ground floor flat situated within a much sought after area of Bellshill.

The accommodation is presented in good condition and consists of entrance hall, lounge and kitchen. One bedroom and shower-room.

The property further benefits from electric heating and double glazing. Communal gardens and resident parking.

Early viewing is highly recommended to appreciate all aspects of this property.

Local amenities include bus and train links, sports facilities, shopping and schools. Easy access to the M8 provides travel links throughout west and central Scotland.



Kitchen 7'7" x 6'7"

Kitchen benefits from seven light wood wall and floor units. Vinyl flooring. Free standing cooker and hood. Stainless steel sink with taps. Worktops and tiled splashback. Centre ceiling spotlights. Single window to rear. Two single and one double socket points. Plumbed for washing machine. Storage cupboard.

Entrance Hall

Access via white UPVC door into laminate floored entrance hall. Wall light. One double socket point.

Lounge

12'0" x 10'6"

Enter via six panel white grain wood door into carpeted lounge with large window to front. Centre ceiling spotlights. One double and one single radiator. Two single and one double socket points plus telephone and external aerial point. Storage cupboard.



Master Bedroom

11'2" x 8'0"

Entering via six panel white wood door into carpet floored bedroom with single window to rear. One single radiator. Centre ceiling light. One single and two double socket points. Fitted wardrobes.



Bathroom

4' 9" x 4'8"

Entering via six panel white wood door into vinyl floored bathroom with two piece suite with walk in shower cubicle with electric shower. Centre ceiling light.



Gardens

Garden laid to lawn at front and rear.

Parking

Resident parking.

Heating and Glazing

The property benefits from electric and double glazing.

Extras

Included in the sale are all fixtures and fittings.

Council Tax

Band "A"

Offers over £53,000 are invited

HOME REPORT AVAILABLE

Viewing By appointment through Paul Fox Properties

Contact Paul Fox

Ref. No. PFP1517