

# 62a West Main Street

HARTHILL, NORTH LANARKSHIRE, ML7 5QD



*EXCELLENT THREE-BED SEMI  
FULLY REFURBISHED*



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McEwan Fraser Legal are delighted to offer to the market this excellent three-bed semi-detached villa, presented to the market in fantastic order throughout. This beautiful property offers very comfortable accommodation which would make a fantastic family home or even a sound Buy-To-Let investment property.

The property has recently been extensively refurbished throughout, which includes: Rewiring, plastering, all new flooring and carpets, new skirtings & doors, new kitchen, new bathroom and a new heating system. Great emphasis has been placed on the creation of easily managed free-flowing space on a bright and fresh layout. The property has a shared driveway/access to the side and parking to the rear.

Accessing the home it is immediately apparent the property is perfect for today's modern living. The very spacious, warm and inviting lounge-kitchen-diner benefits from a large Patio Window to the rear aspect, which floods the room with natural light and leads to the rear garden area. The shape of the room offers a plethora of furniture layout options.

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The new two-tone kitchen is both stylish and functional and has been fitted out beautifully to include a great range of floor and wall-mounted units. It further benefits from an integrated electric oven and gas hob, extractor hood, and ample space for the integrated washing machine and fridge freezer. It all helps to make the ideal kitchen area for any chef to create a marvellous meal. The ground floor is completed by a large under-stairs cupboard.



The upper level of the property has the bonus of a spacious family room, which looks out towards the rear garden area. There are a further three bedrooms, all are bright, welcoming and very relaxing and there's a walk-in dressing room area or storage room, if preferred, off bedroom two. The beautiful family bathroom is very bright and fresh, with easy-clean "Wet-Wall" panels and a white three piece suite with a standalone shower enclosure and mains shower.





**Bedroom 1**





**Bedroom 2**





**Bedroom 3**







Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	7.75m (25'5") x 5.35m (17'7")	Bathroom	2.65m (8'8") x 2.00m (6'7")
Family Room	4.80m (15'9") x 3.00m (9'10")		
Bedroom 1	5.25m (17'3") x 4.25m (13'11")	Gross internal floor area (m <sup>2</sup> ): 103m <sup>2</sup>	
Bedroom 2	3.60m (11'10") x 3.05m (10')	EPC Rating: C	
Bedroom 3	3.60m (11'10") x 2.10m (6'11")		



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The exterior of the property mirrors the excellent condition of the interior and is complemented by a low-maintenance garden. The property further benefits from double glazing and new gas central heating. Off-Street Parking is plentiful and adjacent to the rear garden area.

It is only after close inspection buyers will fully appreciate this impressive and comfortable home, which is in "As-New" condition and therefore viewing is highly recommended at the earliest opportunity.

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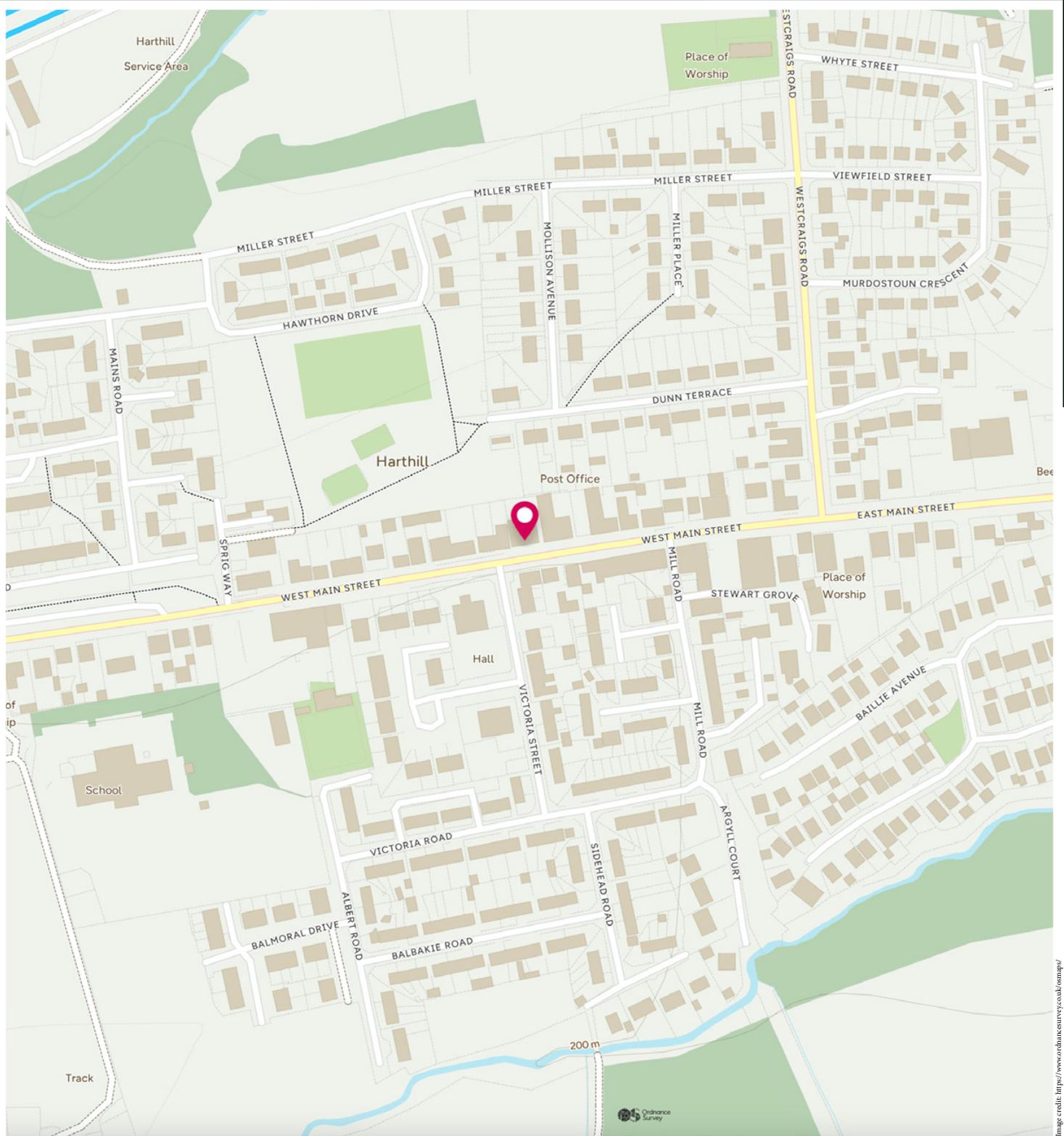


Harthill is a traditional village in Lanarkshire. The village boasts a range of shops, a supermarket, post office, chemist and a primary school. Further facilities can be found in the surrounding towns of Whitburn, Shotts and Bathgate.

Polkemmet Country Park is located within walking distance of the town and incorporates woodland and riverside walks, a golf course, cafe and play area

The village sits close to the M8 providing easy road access to both Edinburgh and Glasgow. There is also a bus route to Edinburgh and rail links in the nearby towns of Blackridge and Armadale.

## The Location



# McEwan Fraser Legal

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