



**paulfox**properties



## **OFFERS OVER £54,000**

### **ELMBANK STREET, BELLSHILL**

A fantastic opportunity for the first time buyer or buy to let investor to purchase this traditional sandstone one bedroom top floor flat in central Bellshill.

The accommodation comprises of entrance hall, lounge and kitchen.  
One bedroom and contemporary bathroom.

The property also benefits from gas central heating and double glazing.  
Communal gardens to rear.

Early viewing is highly recommended to appreciate all aspects of this property.  
Close to all local amenities including excellent bus and train links, sports facilities, shopping areas.

Easy access to motorway networks and all major travel links throughout west and central Scotland



**Kitchen** 10'0" x 9'6"

Entering into laminate floored kitchen which benefits from twelve light wood wall and floor cupboards. Double window to front. Integrated oven, hob and hood. Stainless steel sink and mixer tap. Worktop and tiled splashback. Centre ceiling spotlights. Three double socket points. Plumbing for washing machine. Integrated dishwasher.

**Entrance Hall**

Access via red wood door into laminate floored entrance hall. One single socket point. Double radiator. Centre ceiling light. Storage cupboard. Loft access.

**Lounge** 13'5" x 13' 1"

Entering into laminate floored lounge with double window to front. Centre ceiling light. Double radiator. Two single and two double socket points plus telephone, cable and aerial points.





**Bedroom** 11'5" x 8'10"

Enter via six panel white wood door into laminate floored bedroom. Single window to front. Double radiator. Centre ceiling light. One double and two single socket points.



**Bathroom** 8'1" x 5'0"

Enter via six panel white wood door into vinyl floored bathroom which benefits from a modern two piece white suite with walk in shower cubicle and mains power shower. Integrated spotlights. Chrome ladder radiator.

**Gardens**

Communal garden to rear.

**Extras**

Included in the sale are all fixtures and fittings.

**Heating and Glazing**

The property benefits from gas central heating and double glazing.

**Council Tax "Band A"**

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**Home report available  
on request**





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**Viewing** By appointment through Paul Fox Properties

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This schedule does not constitute a report on the condition of the property and all area and room measurements are approximate only.