



YOUR MOVE
Mclaughlin

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18 Caldwell Grove, Bellshill,
Lanarkshire, ML4 1QP

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Offers Over £165,000

DESCRIPTION

This well presented 3/4 BEDROOM DETACHED VILLA is situated within a quiet cul-de-sac on the sought after Rosehall development in Bellshill. The accommodation comprises: entrance porch, cloakroom/wc, fitted kitchen, utility area, family/tv room which could easily be utilised as a further bedroom, bay windowed lounge and dining room with French doors leading to the rear garden. Upstairs the upper landing provides storage and access to all three bedrooms; the master bedroom has an en-suite shower room fitted with a stylish suite. The family bathroom is fitted with white a three piece suite and completes the internal accommodation. Externally, to the front of the property there is a block paved driveway for 3 or more cars. The private rear garden is a particular feature of the house with an established lawn, stone chip borders and TWO decking areas providing well screened relaxation areas catching the sun at different times of day. Conveniently situated for both the M74 and the M8, making it an excellent base for travel throughout the central belt as well as to the centre of Glasgow. Bellshill train station is nearby which is on the main line between Edinburgh and Glasgow Central Station.

ENTRANCE PORCH

LOUNGE

DINING ROOM

KITCHEN

UTILITY AREA

CLOAKROOM/WC

FAMILY/TV ROOM

UPPER LANDING

MASTER BEDROOM

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3





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DIMENSIONS

Lounge 16'6" x 12'3" (5.03m x 3.73m).

Dining Room 10'4" x 9'8" (3.15m x 2.95m).

Kitchen 10'6" x 9'8" (3.2m x 2.95m).

Utility Area 5'2" x 4'0" (1.57m x 1.22m).

Cloakroom/WC 5'2" x 3'2" (1.57m x .97m).

Family/TV Room 16'8" x 8'2" (5.08m x 2.49m).

Master Bedroom 13'0" x 12'0" (3.96m x 3.66m).

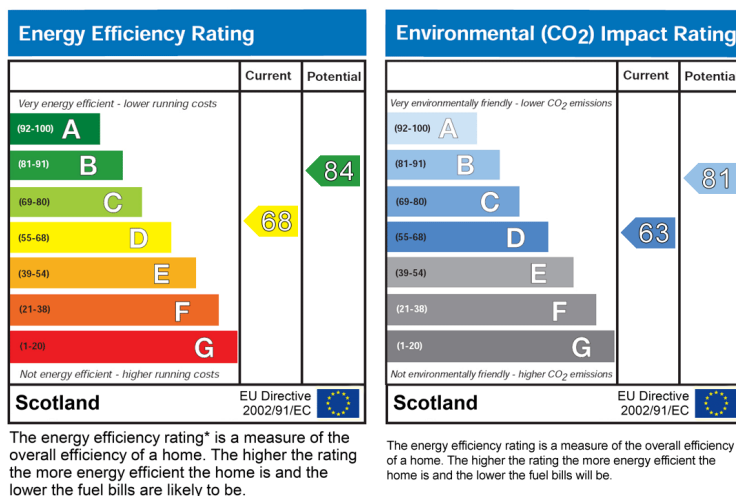
En-Suite Shower Room 8'0" x 4'2" (2.44m x 1.27m).

Bedroom 2 11'9" x 9'10" (3.58m x 3m).

Bedroom 3 9'10" x 9'2" (3m x 2.79m).

Family Bathroom 7'9" x 5'2" (2.36m x 1.57m).

ENERGY PERFORMANCE CERTIFICATE



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

ALL MEASUREMENTS All Measurements are Approximate

LASER TAPE CLAUSE All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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