



YOUR MOVE

Mclaughlin

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23 McLaren Drive, Bellshill,
Lanarkshire, ML4 2FB

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Offers Over £118,000

DESCRIPTION

This immaculate 3 BEDROOM END TERRACE VILLA is situated in a quiet cul-de-sac within the sought after Stoneways development in Mossend. Accommodation on the ground floor comprises entrance hall, wc/ cloakroom, stylish lounge flowing into a beautifully fitted full width modern kitchen and dining area with French doors opening into the rear garden. A carpeted stairway leads to the upper floor landing offering access to 3 bedrooms and a fabulous fully tiled family bathroom with modern white suite incorporating a thermostatic shower and curved glass screen. Externally, there is a low maintenance block paved front garden. To the rear of the property is a superb south facing landscaped garden with two tier lawn, plant borders, paved patio and timber decking area fully enclosed by timber fencing. In addition the property benefits from pvc roofline, gas central heating, double glazing, alarm system, fresh neutral decor throughout and private parking. 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. There are nearby train stations at Holytown and Bellshill, both on the main line between Edinburgh and Glasgow Central Station.

ENTRANCE HALL

CLOAKROOM/WC

LOUNGE

KITCHEN / DINING AREA

UPPER LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

GARDENS





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DIMENSIONS

Cloakroom/WC 5'2" x 5'0" (1.57m x 1.52m).

Lounge 14'6" x 14'2" (4.42m x 4.32m).

Kitchen / Dining Area 17'7" x 8'9" (5.36m x 2.67m).

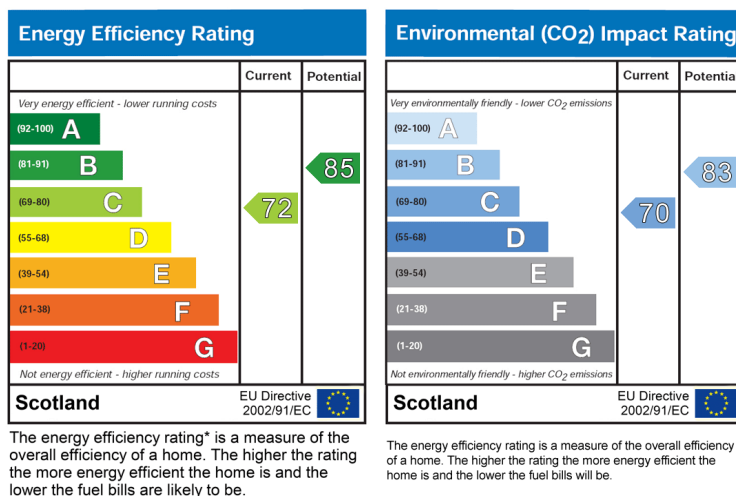
Bedroom 1 10'6" x 10'4" (3.2m x 3.15m).

Bedroom 2 11'0" x 7'6" (3.35m x 2.29m).

Bedroom 3 10'2" x 7'2" (3.1m x 2.18m).

Bathroom 6'10" x 6'6" (2.08m x 1.98m).

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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