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**OFFERS OVER £82,000**

## **OAKDENE AVENUE, BELLSHILL**

A fantastic opportunity to purchase this spacious three bedroom top floor flat in a popular area of Bellshill.

The accommodation comprises of entrance hall, lounge, dining room and kitchen.  
Three bedrooms and family bathroom.

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

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** 11'1" x 8'0"

Entering via fifteen glass panel door into tile floored kitchen which benefits from seventeen wall and floor units. Cream sink with mixer tap. Worktops and tiled splashback. Integrated oven, hob and hood. Centre ceiling spotlights Single window to front. Four double socket points. Plumbing for washing machine.

**Entrance Hall**

Access is beyond brown wood door with glass panels into tile floored entrance hall. Two centre ceiling lights. One single radiator. One single and one double socket point. Storage cupboard. Loft access.

**Lounge** 15'9" x 11'1"

Entering via fifteen glass pane door into tile floored lounge with double window to side. Centre ceiling light. One double and one single radiator. Two double and two single socket points plus cable and external aerial points.

**Dining Room** 10'9" x 7'11"

Entering via French doors into tile floored dining room. Single window to front. Single radiator. One double socket point. Centre ceiling light.





**Bedroom 1** 11'3" x 9'1"

Enter via six panel white wood grain door into laminate floored bedroom with single window to rear. Centre ceiling light. Single radiator. One double socket point. Large wardrobes.



**Bedroom 2** 11'3" x 10'9"

Enter via six panel white wood grain door into carpet floored bedroom with single window to side. Centre ceiling light. One single radiator. Two double socket points.



**Bedroom 3** 9'6" x 7'6"

Enter via six panel white wood grain door into laminate floored bedroom with single window to side. Centre ceiling light. One double radiator. One double socket point. Large wardrobes.

**Bathroom** 7'5" x 4'9"

Enter via four panel white wood grain door into vinyl floored bathroom. Single frosted window to front. Three piece bathroom suite with electric shower. Centre ceiling light. Double radiator.

**Extras**

Included in the sale are all fixtures and fittings.

**Heating and Glazing**

The property benefits from gas central heating and double glazing.

**Gardens**

Gardens to front and rear are communal.



**Offers over £ 82,000 are invited**

**Home report available on request.**

**Council Tax 'Band A'**

**Viewing By appointment through Paul Fox Properties**

**Contact Paul Fox**

**Ref. No. PFP1558**

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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.