

A Lovely And Spacious Two Double Bedroom Apartment Offering Generous Built-In Storage And Fast Entry Access.

Lauren Beresford and RE/MAX Property are delighted to present to the market this upper Apartment in 11 Heatherbell Court, Eastfield, Harthill, ML7 5RJ. Comprising of: Hallway, Lounge, Kitchen, two Double Bedrooms and Bathroom. This property benefits from fitted wardrobes in the Bedrooms, gas central heating, double glazing, allocated parking and guest parking.

Eastfield is a well-established residential area directly adjacent to the village of Harthill in North Lanarkshire. Originally developed in connection with the local coal industry, it features a mix of housing styles and reflects a close-knit community atmosphere. Eastfield benefits from its convenient location just off the M8 corridor between Glasgow and Edinburgh, offering excellent transport links, local amenities and easy access to surrounding towns and countryside.

The home report can be downloaded and online booking can be found on the RE/MAX website.

Freehold Tenure.

Council Tax band: C

Tenure: Freehold

Hallway

19' 1" x 6' 6" (5.82m x 1.98m)

The Hallway gives access to Lounge, Kitchen, Two Double Bedrooms and Bathroom. There is spotlighting, painted walls, one radiator and vinyl flooring. There are two built-in cupboards and a hive heating system.

Lounge

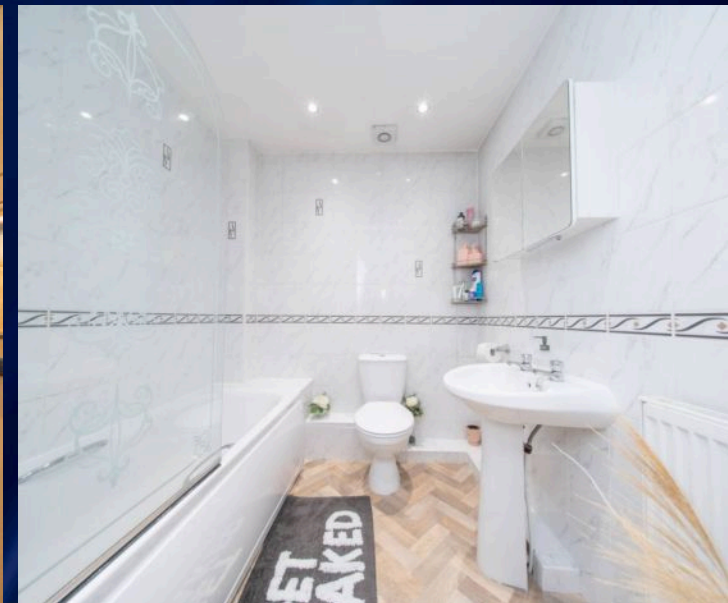
11' 6" x 13' 10" (3.51m x 4.21m)

Generous sized Lounge with spotlighting, one window, painted and wallpapered walls, one radiator and vinyl flooring.

Kitchen

9' 9" x 8' 7" (2.98m x 2.62m)

Fitted wall and base units, worktops, space for white goods, pull out extractor, boiler, integrated gas hobs, integrated oven, and stainless steel with mixer tap. There is spotlighting, painted and partially tiled walls, front facing window, space for dining and vinyl flooring.



Bedroom One

12' 2" x 9' 6" (3.71m x 2.89m)

Double Bedroom with two built-in wardrobes and space for storage units. There is spotlighting, painted walls, one window and carpet flooring.

Bedroom Two

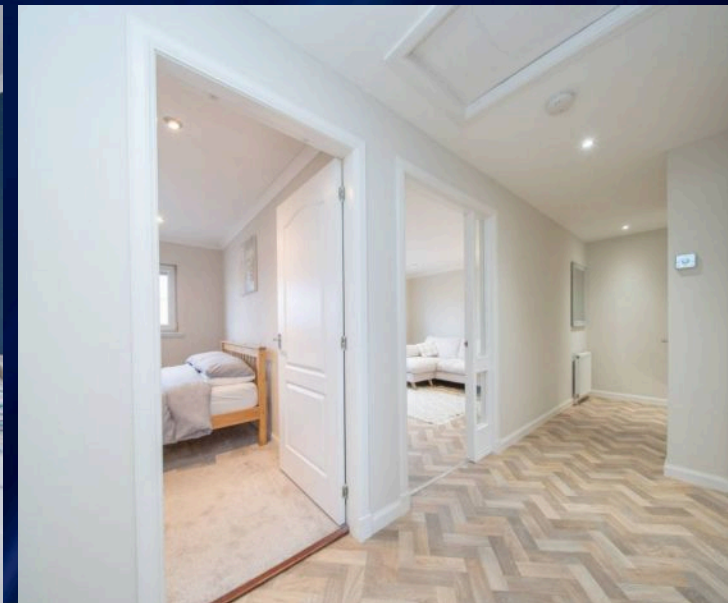
10' 3" x 7' 7" (3.12m x 2.32m)

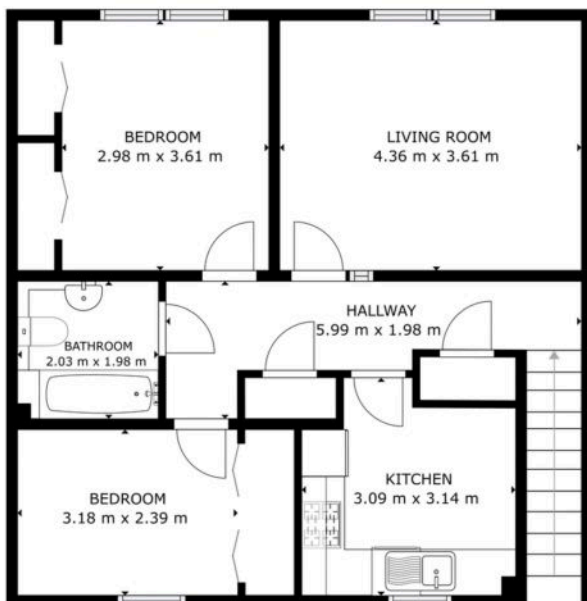
Double Bedroom with two built-in wardrobes. There is spotlighting, painted walls, one front facing window and carpet flooring.

Bathroom

6' 6" x 6' 6" (1.99m x 1.98m)

Three-piece Bathroom comprising of toilet, sink with hot and cold taps, and bath with overhead and handheld electric shower. There is spotlighting, tiled walls, radiator, and vinyl flooring.





GROSS INTERNAL AREA
FLOOR IS 67.3 m²
TOTAL: 67.3 m²

MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.

REMAX
PROPERTY

Matterport

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



RE/MAX Property

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www.remax-scotland.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location



Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.