



# Crossgates, Bellshill

2 bedroom maisonette for sale

Offers Over £85,000 Freehold

## Description

An unmissable opportunity to acquire an extensive two-bedroom maisonette occupying the first and attic floors of a traditional building in a convenient position close to Bellshill town centre. Offering approximately 100 sqm of accommodation, this attractive property combines generous proportions with a versatile two-level layout and would appeal to a broad range of buyers, including first-time purchasers, couples and investors.

The accommodation comprises a welcoming entrance vestibule leading into a central hallway, a well-proportioned living room and a fully fitted dining-sized kitchen on the first floor. The upper level provides a landing, two bedrooms and a three piece bathroom, creating a practical separation between the living and sleeping accommodation.

The fitted kitchen incorporates a range of base and wall-mounted units, work surfaces and sink, while the bathroom is fitted with a bath, shower enclosure, wash-hand basin and WC. The property benefits from double-glazed PVC windows and a gas-fired central heating system, with the boiler located within the kitchen.

Externally, the property benefits from private garden grounds to the rear, together with a detached single garage - a particularly valuable feature for a property of this type. Vehicle access to the rear is provided via a side lane.



The property occupies a traditional building dating from circa 1900 and retains features sympathetic to its age, while the front and gable elevations have been re-rendered in recent years. The roof covering has also been replaced in the recent past.

Crossgates is ideally positioned on the periphery of Bellshill town centre, providing convenient access to a wide range of local amenities, shops, transport links and schooling, with further facilities available throughout the surrounding area. Bellshill Train Station is a mere 0.2 miles from the front door, providing excellent transport links, with both the M8 and M74 motorways also close by.

Early viewing is highly recommended to fully appreciate the generous accommodation, excellent proportions, private rear garden and detached garage on offer.

#### Key Features:

- Spacious two-bedroom maisonette
- Approximately 100 sqm of accommodation
- First and attic floor accommodation
- Generous living room
- Fitted kitchen
- Two well-proportioned bedrooms
- Bathroom with bath and separate shower enclosure
- Gas central heating
- Double glazing
- Private rear garden grounds
- Detached single garage
- Convenient position close to Bellshill town centre
- Excellent opportunity for first-time buyers, couples or investors

Council Tax Band: B

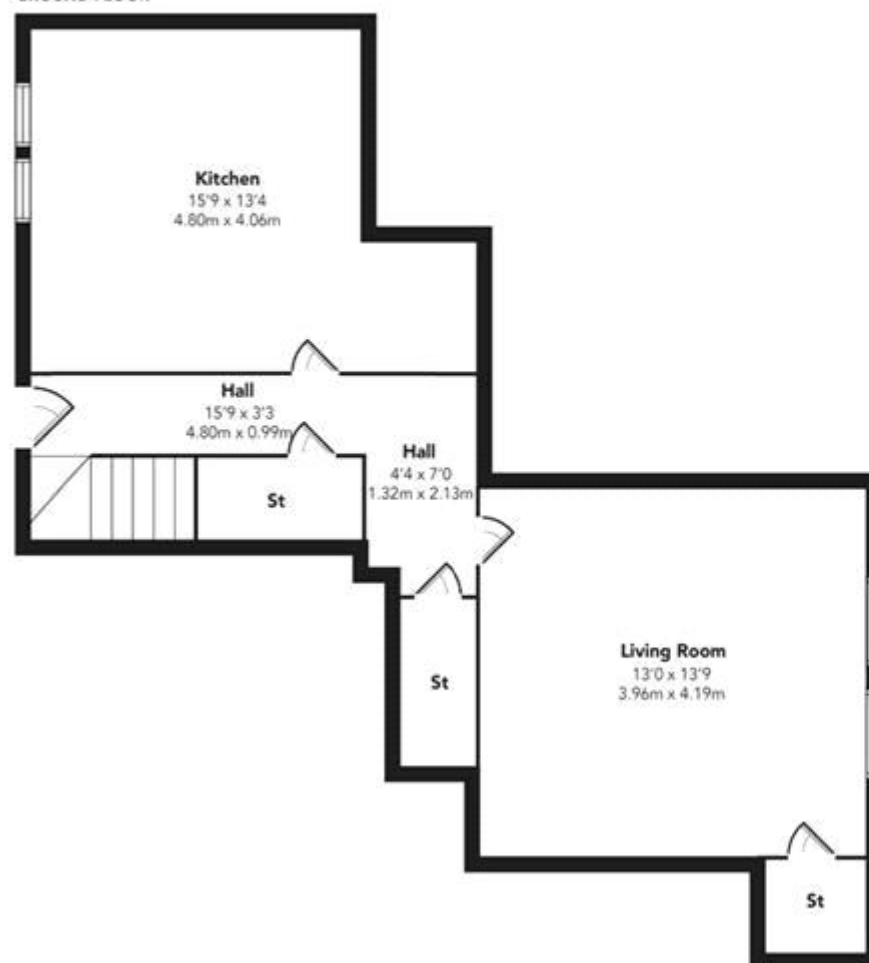
Tenure: Freehold

Parking options: Driveway, Garage, Off Street  
Garden details: Communal Garden

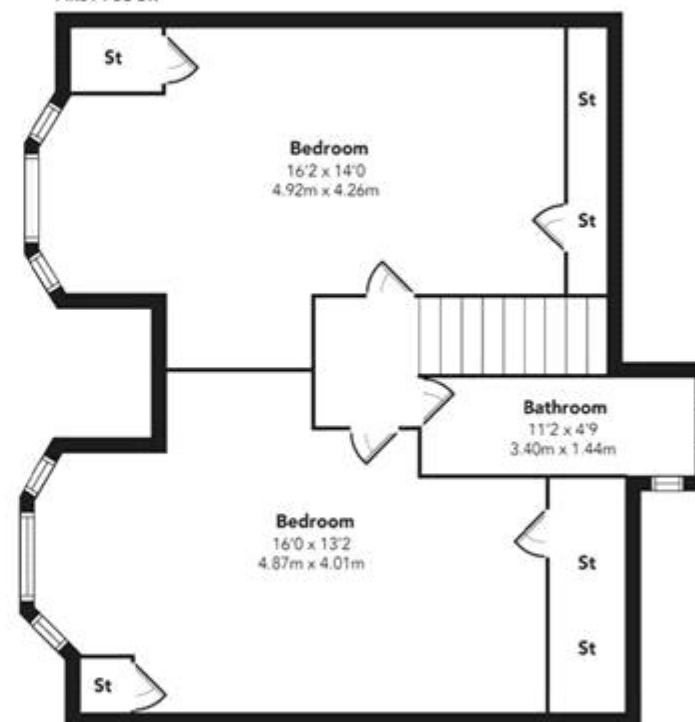
**Tenure**  
Freehold



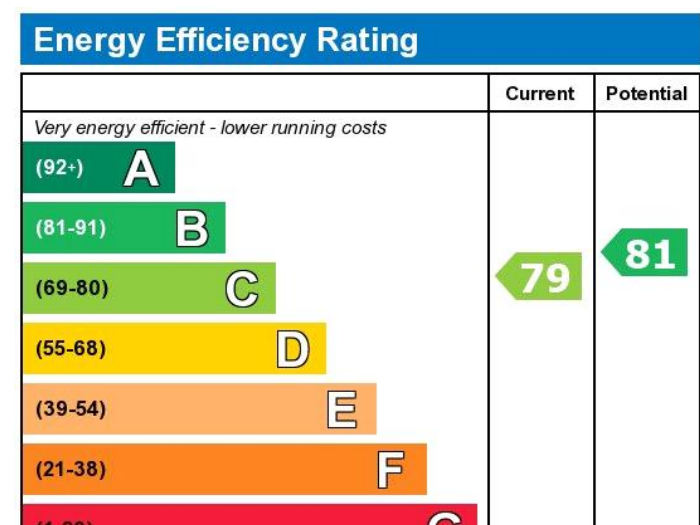
# GROUND FLOOR



# FIRST FLOOR



Floorplans are indicative only - not to scale  
Produced by Plushplans



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