



MACDOUGALL QUADRANT, BELLSHILL

A well-presented one-bedroom ground floor flat offering generous accommodation, including a spacious open-plan living and dining area, fitted kitchen, double bedroom and bathroom. Fresh neutral décor, excellent storage and access to a large rear garden complete the property.

Offers Over £65,000





Key Features

- One-bedroom ground floor flat
- Spacious living room measuring 3.20m x 3.35m
- Separate dining area measuring 2.36m x 2.65m
- Double bedroom with fitted wardrobes
- Fitted kitchen
- Three-piece bathroom with electric shower
- Fresh, neutral presentation throughout
- Gas central heating
- Double glazing
- Generous rear garden
- Excellent storage
- Ideal for first-time buyers, downsizers or investors

Full Property Description

Entrance Hall – 1.27m x 0.98m

The property is entered at ground-floor level into a small entrance hall leading directly into the main living accommodation.

Living Room – 3.20m x 3.35m

A bright and generously proportioned main reception room with a large front-facing window providing plenty of natural light. The room features neutral décor, wood-effect flooring and ample space for a range of lounge furniture. An open layout connects naturally with the adjoining dining area, creating an excellent everyday living and entertaining space.

Dining Area – 2.36m x 2.65m

Positioned off the living room, the dining area provides a particularly useful additional reception space with plenty of room for a dining table and chairs. The open arrangement gives the property a greater sense of space and provides flexibility for buyers who may wish to create a home-working area.

Kitchen – 2.96m x 1.71m

The kitchen is fitted with a range of white wall and base-mounted units complemented by wood-effect work surfaces and tiled splashbacks. There is a stainless-steel sink beneath the rear-facing window, freestanding electric cooker and space for additional under-counter appliances. The kitchen enjoys an outlook towards the rear garden.

Bedroom – 2.96m x 2.65m

A well-proportioned double bedroom finished in neutral tones with carpeting underfoot. The bedroom benefits from a rear-facing window overlooking the garden and substantial built-in wardrobes providing excellent storage without compromising the usable floor space.

Bathroom – 1.92m x 1.70m





The bathroom is fitted with a white three-piece suite comprising bath with electric shower over, pedestal wash-hand basin and WC. Tiling around the bath and shower area provides a practical finish.

Inner Hall – 0.90m x 1.96m

The inner hallway connects the bedroom, kitchen and bathroom with the main living accommodation and provides a practical central circulation space.

Garden

One of the property's notable features is the generous rear garden. Predominantly laid to lawn and enclosed by timber fencing, it provides a substantial outdoor space with mature trees and greenery beyond. There is ample scope for seating, outdoor entertaining and general garden use.

Overall

8 Macdougall Quadrant is a well-proportioned one-bedroom ground floor flat offering more space than might typically be expected from a one-bedroom property. The combination of a separate dining area, excellent bedroom storage and generous rear garden makes this an attractive option for first-time buyers, downsizers and buy-to-let investors alike.

Local Area

Macdougall Quadrant forms part of an established residential setting with a mixture of houses and flats and access to everyday local amenities. The surrounding road network and public transport connections provide convenient links to neighbouring areas, while the property's residential position and generous outdoor space should appeal particularly to buyers looking for a practical home within easy reach of local services.

Council Tax Band: A
Tenure: Freehold
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92+) A			(92+) A		
(81-91) B			(81-91) B	87	89
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
 AB Property Consultants & Estate Agents LTD
 211 Glasgow Road, Baillieston, Glasgow G69 6EZ

Tel: 0141 773 4000 Email: sales@abpropertyconsultants.co.uk Website: abpropertyconsultants.co.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.