



## 17 Brandon Gate, Bellshill, North Lanarkshire, ML4 1AY

Beautifully Presented and Spacious, Three-Bedroom, Modern, Detached Family Home

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# Property Description

Beautifully presented and spacious, three-bedroom, modern, detached family home, with gardens and a driveway. Located in a quiet cul-de-sac location, within a family-friendly development, in popular Bellshill, to the east of Glasgow city centre.

Comprises an entrance hall, living room, dining room, kitchen, three bedrooms, an en-suite shower room and a family bathroom.

Highlights include a modern fitted kitchen, contemporary flooring and lighting, gas central heating, double glazing and good integrated storage, including a loft.

Externally there is a lawn and a driveway to the front, whilst an enclosed rear garden comprises a lawn and a patio.

This popular residential area also offers plenty of additional unrestricted on-street parking and visitor parking bays.

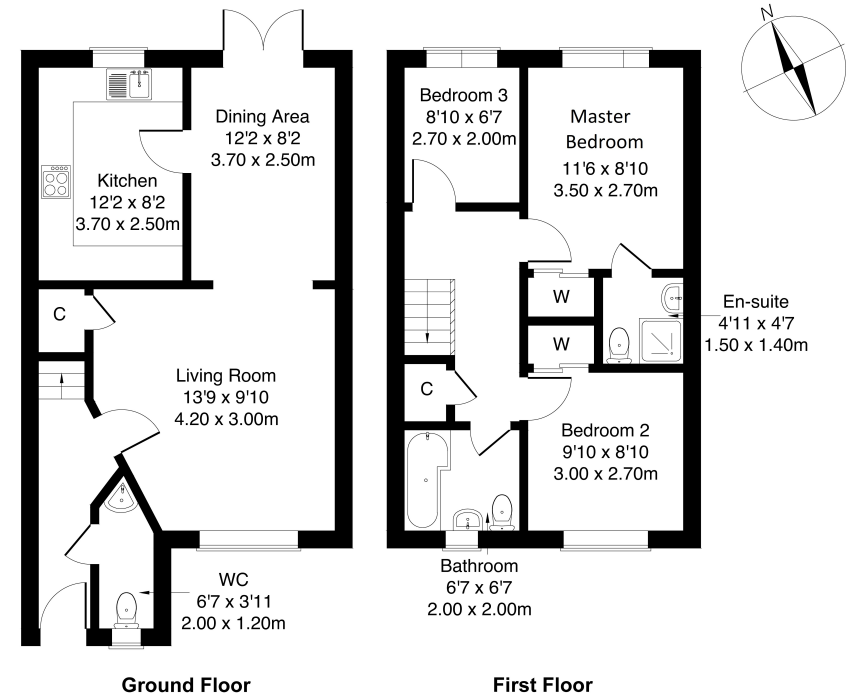
A welcoming entrance hall, with a WC, leads into a living room, with storage, on the right. Generous, flexible floorspace is available for freestanding furniture and the tastefully presented reception flows openly into a dining room, with access to the garden, via French doors. Also leading off the dining room, a kitchen is fitted with contemporary units and worktops and stylish, splashback tiling. Appliances include an integrated oven, a gas hob, a canopy, a fridge/freezer, a dishwasher and a freestanding washing machine.

Upstairs, a landing, with storage, leads to three bedrooms and a family bathroom. All of the bedrooms enjoy the high standard of presentation of the living space, with two further benefiting from built-in wardrobe storage, and the master bedroom enjoying a modern, en-suite shower room.

Completing the home, the good-sized bathroom comprises an L-shaped bath, a shower-over-bath, a WC suite set into storage, a chrome, ladder-style radiator and modern splash walls.

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Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

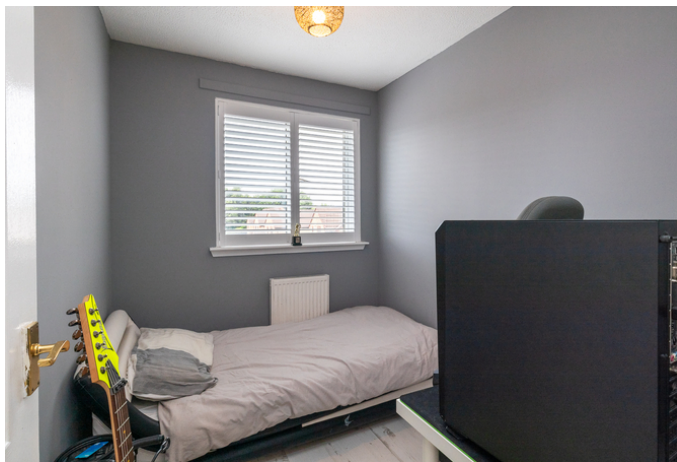
## Area Description

Situated approximately 10 miles east of Glasgow city centre, Bellshill is a popular town with excellent local amenities and transport links. Located between the M8 and M74, the area is well-positioned for easy travel to Glasgow and throughout the central belt, with a railway station conveniently situated in the centre of town.

Schooling at all levels is well provided for, and the area also has easy access to the additional facilities in Motherwell and Hamilton. Bellshill is also within minutes of Strathclyde Country Park, numerous golf courses, and plenty of walking and cycling paths for outdoor recreation.







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