



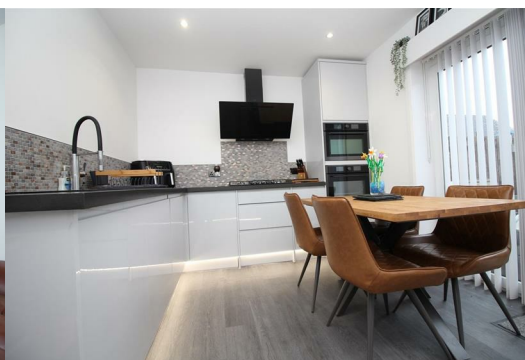
6 Hill Road

, Harthill, ML7 5RY

Offers over £149,995



CLOSING DATE: FRIDAY 30TH AUG AT 12 NOON - ALL OFFERS MUST BE SUBMITTED IN WRITING BY YOUR SOLICITOR Offering wonderful family accommodation that is ideally suited for buyers entering or moving up the property ladder, this 3 bedroom semi-detached in Harthill should be viewed to be fully appreciated. Hill Road lies within a short walk of the centre of the village, where a range of shops and services can be found alongside a primary school to assist young families. The location is well suited for commuting and benefits from an M8 connection at the west of the village, whilst a Park & Ride shuttle bus service provides additional links for travel throughout the central belt.



Description

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The property is offered to the market in ready move-in condition throughout and offers over 1000sqft of accommodation that is rarely found in modern builds. A spacious main living room is complimented by a recently refurbished fitted kitchen, offering a range of integrated appliances alongside ample space for everyday meals. The bathroom is to the lower level and comprises a 4 piece suite, with a mixer rainfall shower mounted within an enclosure. The upper level provides 3 double bedrooms, all enjoying the benefit of fitted storage to aid busy family life. Further cupboard space is in the landing or by utilising the attic area, where potential to convert is possible subject to the necessary local authority consents. Gas central heating and double glazing are additional practical features with the boiler regularly maintained by service agreement. The property is further enhanced externally with a multi-car driveway to the side, leading to a 30m2 garage/workshop at the rear, perfect for those within a skilled trade or in search of secure parking. The rear garden also enjoys the addition of a garden studio, offering a multi-purpose space for work, relaxing or entertaining friends and family. A patio and artificial lawn offer easy maintenance for making the most of the sunny weather.

Location

Located in “The Heart Of Scotland”, the village of Harthill boasts services catering for your everyday needs including independent shops, a supermarket and a health centre. Primary schooling is within easy reach with secondary schools further afield in neighbouring towns. A more comprehensive range of facilities can be found in nearby Bathgate and Shotts. The town is ideally located with easy access to Edinburgh and Glasgow via junction 5 of the M8 motorway with nearby rail stations in Blackridge and Shotts. A park and ride shuttle bus service offers further transport links to surrounding areas, whilst Polkemmet Country Park is an expansive woodland and recreational facility for all the family to explore.

Vestibule 6'9" x 3'8" (2.06m x 1.12m)

Entrance Hall 10'10" x 2'11" (3.31m x 0.91m)

Living Room 14'3" x 14'2" (4.36m x 4.33m)

Kitchen 12'1" x 9'1" (3.69m x 2.79m)

Bathroom 8'5" x 6'5" (2.59m x 1.98m)

Upper Hall 14'2" x 8'0" (4.33m x 2.45m)

Bedroom 1 14'3" x 10'10" (4.35m x 3.32m)

Bedroom 2 12'7" x 9'5" (3.84m x 2.88m)

Bedroom 3 11'8" x 9'3" (3.57m x 2.83m)

Garden Room 15'1" x 15'0" (4.60m x 4.59m)

Key Info

Home Report Valuation: £150,000

Total Floor Area: 96m2 (1035 ft2)

Parking: Driveway & Garage

Heating System: Gas

Factor Fee: Clyde Valley, approx £37 per quarter

Council Tax: A - £1244.78 per year

EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

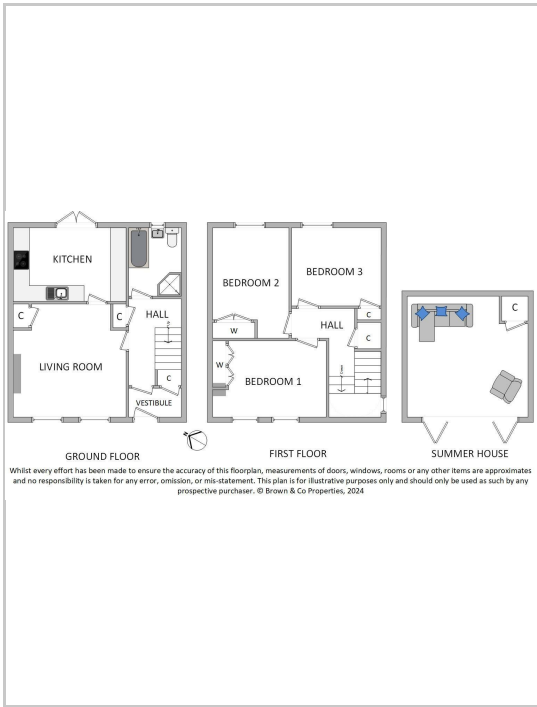
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Area Map



Floor Plans



Energy Efficiency Graph

