



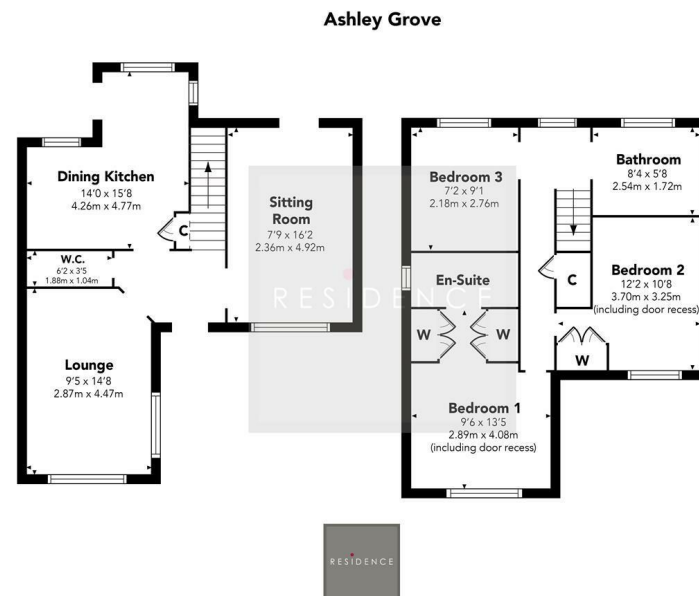
ESTATE AGENTS

7 Ashley Grove, Bellshill, ML4 3PL



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Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful,
independent investigation of the property to determine to your satisfaction as to the suitability
of the property for your space requirements.

Produced by Plush Plans Ltd

Property Reference RU1306



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We believe these details to be accurate however it is not guaranteed and they do no form any part of a contract. Fixings and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

This wonderful modern detached villa is beautifully presented and offers excellent family living accommodation throughout

CLOSING DATE SET, TUESDAY 2ND MARCH AT 12PM.

This wonderful modern detached villa is beautifully presented and offers excellent family living accommodation throughout.

Built by Bryant Homes circa 2005 the property has since had a garage conversion which has added a further public room. The rooms are neutrally decorated and have gas central heating and double glazing whilst being finished with a mixture of quality floor coverings. The kitchen incorporates a stainless steel gas hob, an extractor hood, and has ample room for dining, whilst the modern bathrooms have stylish white sanitary ware and luxury lining.

Beyond its modest frontage the accommodation comprises reception hall, cloakroom wc, bright and airy lounge with dual aspects, dining room/sitting room, modern fitted dining kitchen, three bedrooms, master en-suite and a family bathroom.

The front garden is laid to lawn with a drive whilst the enclosed rear garden gives excellent privacy.

Ashley Grove is conveniently placed for commuting with access to the M74 and M8 motorways whilst there is regular bus and train links to the surrounding towns and cities. Bellshill town centre is a short drive away whilst the nearby village of Uddingston is highly regarded for its excellent main street where you can find the majority of every day shopping needs. There is a great choice of restaurants, bistros and pubs, with many more found in nearby Motherwell and Hamilton town centres. The property is located within popular school catchments whilst sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.





