

37 Victoria Street

HARTHILL, NORTH LANARKSHIRE, ML7 5QE



*TWO-BED MID-TERRACE, SET IN THE
POPULAR LOCATION OF HARTHILL*



01698 537 177



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





We are delighted to bring to the market this excellent two-bed mid-terrace property, set perfectly in a popular location. This is an ideal starter home and offers excellent value for money for anyone seeking a home with a garden and driveway.

The accommodation consists of a bright and spacious lounge/diner, which given its shape would suit a range of furniture configurations. The bright and welcoming room offers ample space to relax and leads through glass doors to the kitchen.

The galley-style kitchen is finished in a range of fitted units, with contrasting worktops. Appliances include; a gas cooker, washing machine and fridge freezer. The galley-style layout ensures there's an easy and efficient workspace to serve up a marvellous meal, and the cupboard area offers extra space for storage.



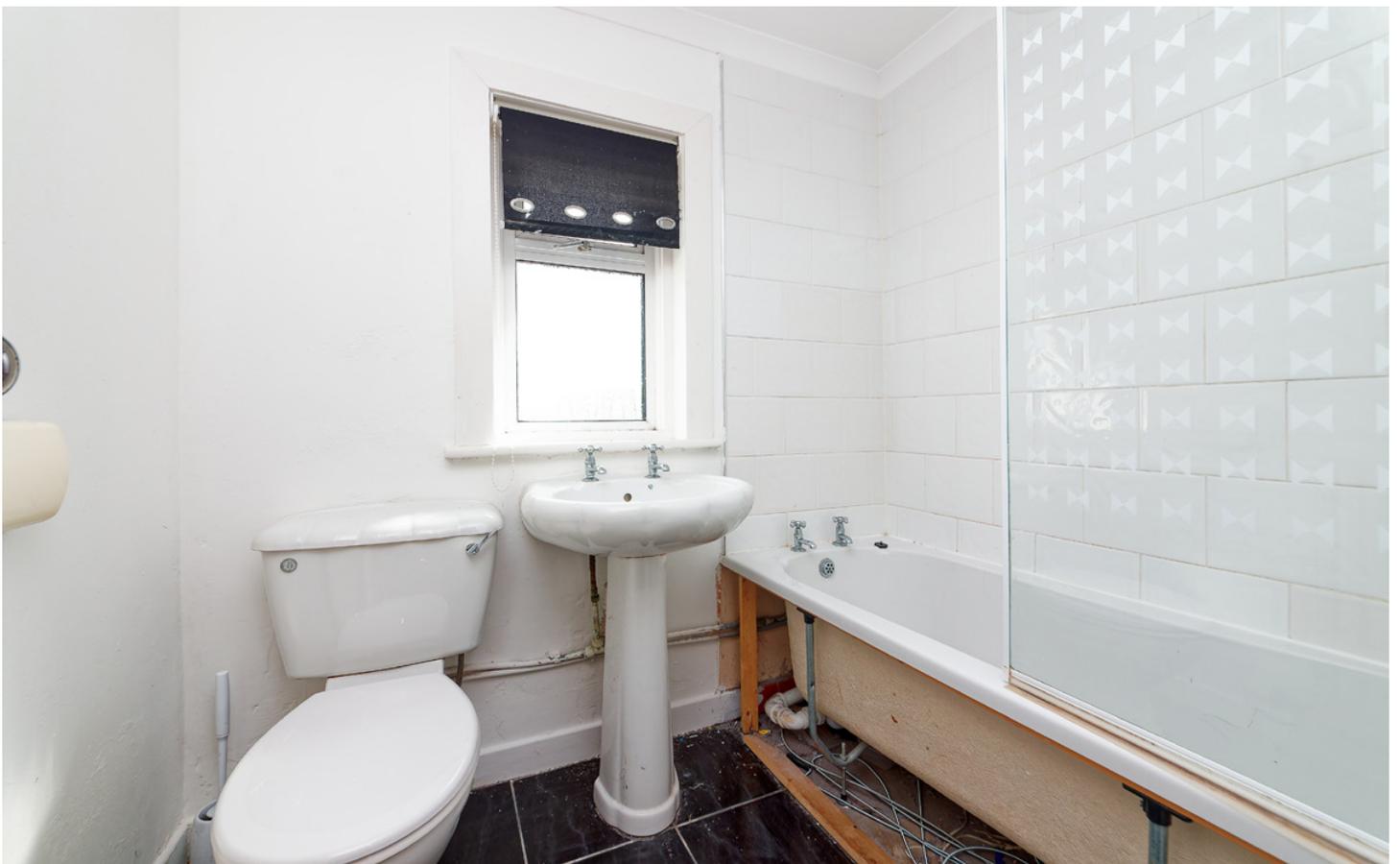
"...THE GALLEY-STYLE KITCHEN IS FINISHED IN A RANGE OF FITTED UNITS, WITH CONTRASTING WORKTOPS.

APPLIANCES INCLUDE; A GAS COOKER, WASHING MACHINE AND FRIDGE FREEZER..."





Upstairs the bathroom is finished in a three-piece suite including a bath. There are two good-sized bedrooms in this family home, both are bright and have ample space for free-standing furniture. The home is kept warm and comfortable via the gas central heating and double glazing.





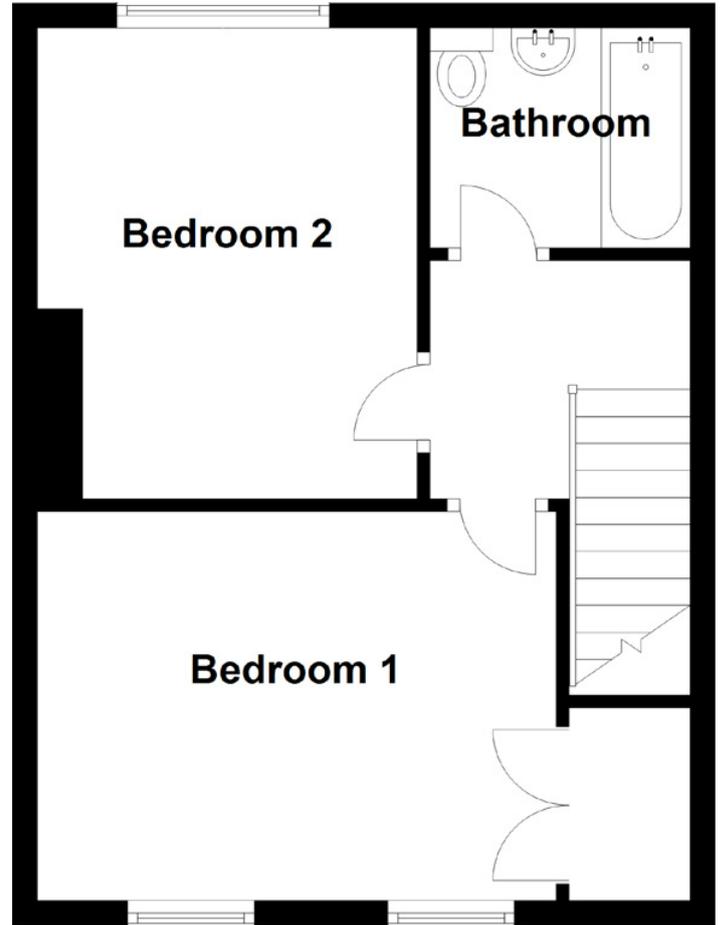
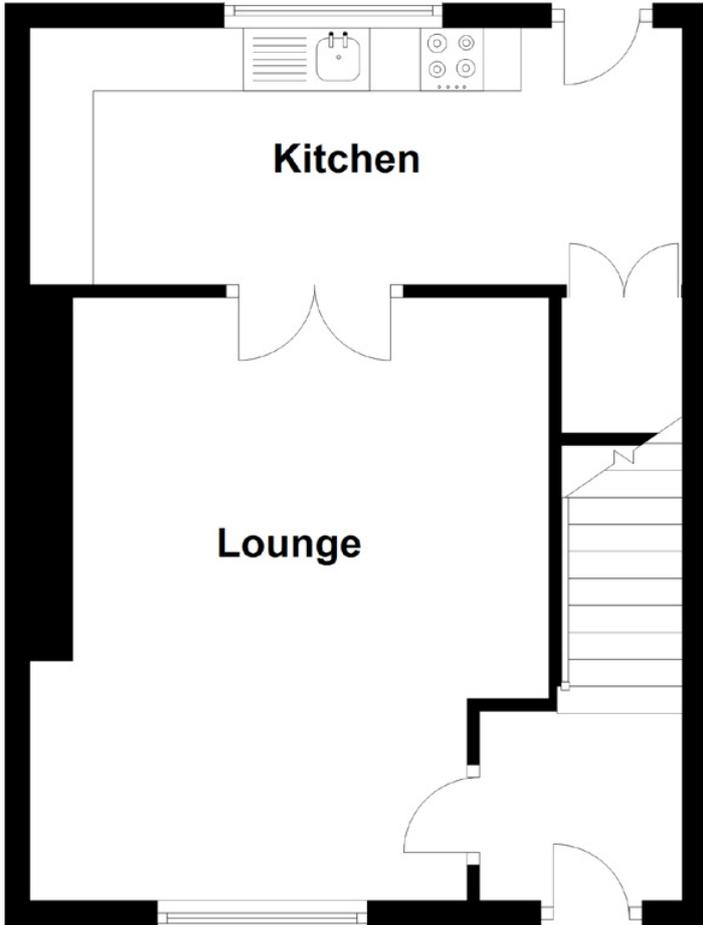
Bedroom 1





Bedroom 2





Approximate Dimensions

(Taken from the widest point)

Lounge	4.81m (15'9") x 3.79m (12'5")
Kitchen	5.15m (16'11") x 2.05m (6'9")
Bedroom 1	4.10m (13'5") x 3.10m (10'2")
Bedroom 2	3.75m (12'4") x 3.00m (9'10")
Bathroom	2.05m (6'9") x 1.75m (5'9")

Gross internal floor area (m²): 71m²

EPC Rating: D



The rear garden is secure, making it child and pet-friendly, on sunnier days it offers a great place to relax and unwind. The shed is perfect for garden tools. Parking is off-street, via the mono-blocked driveway to the front aspect.



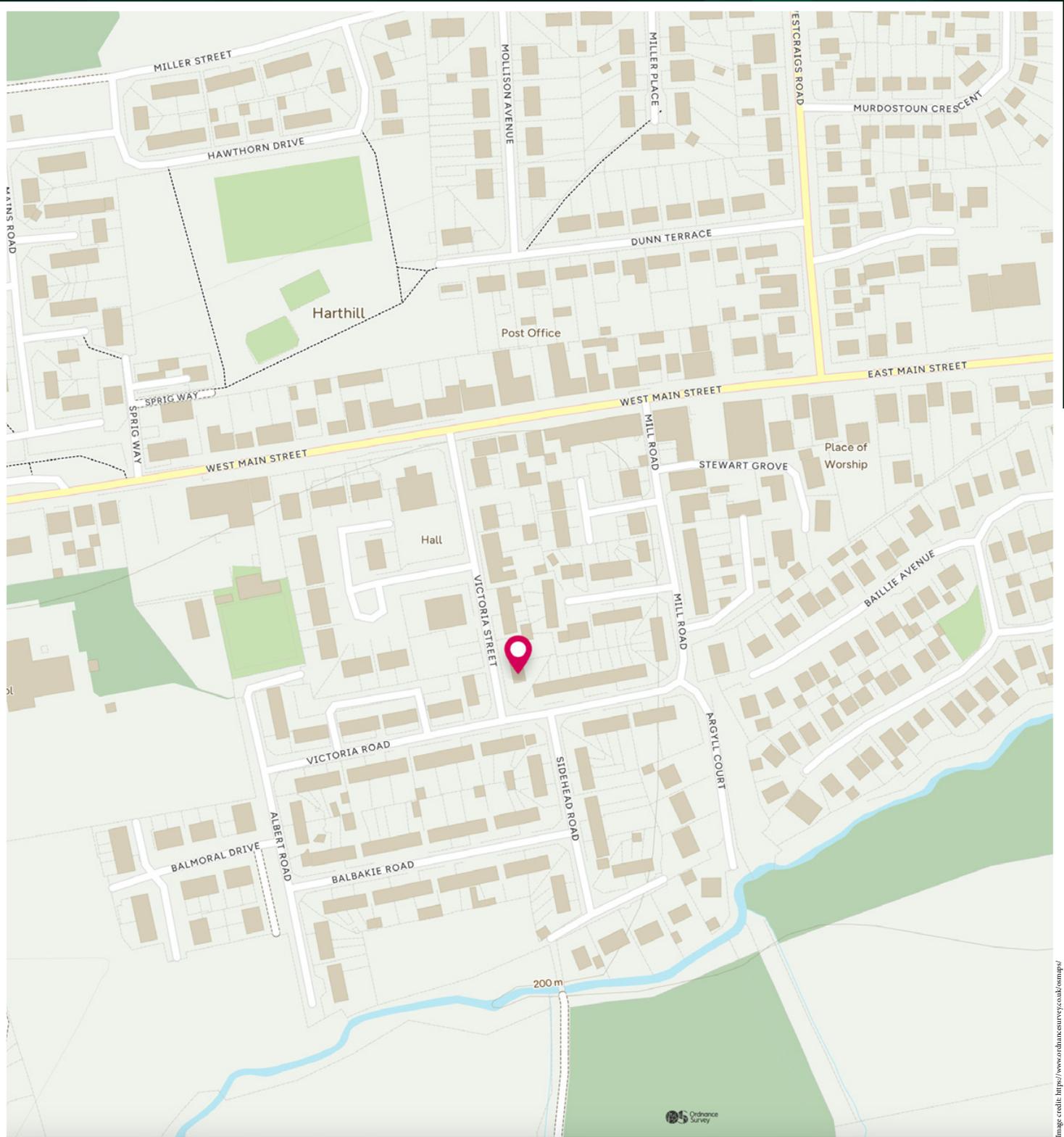


Harthill is a traditional village in Lanarkshire. The village boasts a range of shops, a supermarket, post office, chemist and a primary school. Further facilities can be found in the surrounding towns of Whitburn, Shotts and Bathgate.

Polkemmet Country Park is located within walking distance of the town and incorporates woodland and riverside walks, a golf course, cafe and play area

The village sits close to the M8 providing easy road access to both Edinburgh and Glasgow. There is also a bus route to Edinburgh and rail links in the nearby towns of Blackridge and Armadale.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
KEN MEISAK
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.

Image credit: <https://www.ordnancesurvey.co.uk/osmap/>