



Solicitors  
Estate Agents

**Sneddon**  
& Son SSC

Fixed Price  
£75,000

49 Victoria Road,  
Harthill, North Lanarkshire.



- ❖ Mid Terraced House
- ❖ Reception Hall
- ❖ Lounge
- ❖ Kitchen
- ❖ Utility Room
- ❖ 2 Bedrooms
- ❖ Bathroom
- ❖ Gas Central Heating
- ❖ Double Glazing
- ❖ Home Report Available

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## 49 VICTORIA ROAD, HARTHILL, NORTH LANARKSHIRE, ML7 5QF.

Excellent 2 bed mid terraced villa in a popular residential area offering well proportioned living accommodation. Comprises hallway, lounge, kitchen, utility room, 2 bedrooms and bathroom. Fully enclosed garden with paved patio to the rear of the property. Early viewing is highly recommended.

Harthill has a good variety of shops within the town. A regular bus service runs to and from Edinburgh, Glasgow and the surrounding areas. The property is ideally placed for the M8 motorway, which provides for easy access to Glasgow. There are Primary and Secondary schools in the local area with recreational needs more than adequately catered for by way of golf courses and local swimming pools with the surrounding countryside allowing for leisurely walks.

### ACCOMMODATION

#### RECEPTION HALL

Entered via a partially glazed security door, the reception hall has a door leading to the lounge. Fitted carpet. Smoke alarm and power point. Carpeted stairs to the bedrooms and bathroom.

#### LOUNGE

4.66m x 3.90m (15'3 x 12'9)



This good sized lounge has window to the front. Fire place with electric fire. Fitted carpet.

Radiator. Sky tv, telephone and power points.

#### KITCHEN

3.10m x 2.00m (10'2 x 6'6)



Fitted with a range of base and wall units with contrasting worktops and tiled splashbacks. Fan assisted oven, gas hob and integrated cooker hood. Stainless steel sink with half bowl, drainer and mixer tap. Laminate flooring. Window to the rear. Archway to the utility room.

#### UTILITY ROOM

2.00m x 1.87m (6'6 x 6'1)

Plumbing for an automatic washing machine. Radiator. Laminate flooring. Large walk-in storage cupboard. Part glazed security door to the rear garden.

#### BEDROOM ONE

3.50m x 3.08m (11'6 x 10'1)



Bedroom one has a window to the front and built-in mirrored wardrobes. Storage cupboard. Fitted carpet. Radiator. Telephone and power points.

#### BEDROOM TWO

3.84m x 2.35m (12'7 x 7'8)

Bedroom two has a window to the rear. Built-in mirrored wardrobes. Fitted carpet.

Radiator. Power points.

#### BATHROOM

2.04m x 1.70m (6'8 x 5'7)



Bathroom comprises a white suite including a shower bath with screen and electric shower. Wash hand basin and W.C. Panelled ceiling with downlights. Ceramic floor tiles. Tiled walls. Radiator. Opaque window to the rear.

#### LANDING

Doors to the bedrooms and family bathroom. Access hatch to floored loft area. Fitted carpet. Power point.

#### GARDENS



To the front of the property there is a large mono-bloc patio. The fully enclosed rear garden has a paved patio, grassed area and 3 garden sheds.

#### EXTRAS

Fitted kitchen appliances, blinds, light fittings and fitted floor coverings. The garden sheds are also included in the sale.

#### VIEWING

By appointment on 01506 821144.

*Sneddon & Son, S.S.C., for themselves and their clients the owners, give notice that while these particulars are believed to be correct their accuracy is not warranted. All measurements are approximate only. Interested parties are advised to satisfy themselves as to all details and sizes of the property prior to submitting any offer. These particulars are for information only and are not intended to, nor shall they, form part of any contract relative to the property.*

**If you have a property to sell then why not take advantage of our **FREE VALUATION** service - call our Property Department on 01506 821144 for a no obligation appraisal of your property.**