



## ROCKBURN CRESCENT, BELLSHILL OFFERS OVER £75,000

Kirkland Estate Agents are proud to present to the market this good sized two bedroom flat perfectly situated at Rockburn Crescent in the highly sought-after locale of Bellshill. EPC Rating C.

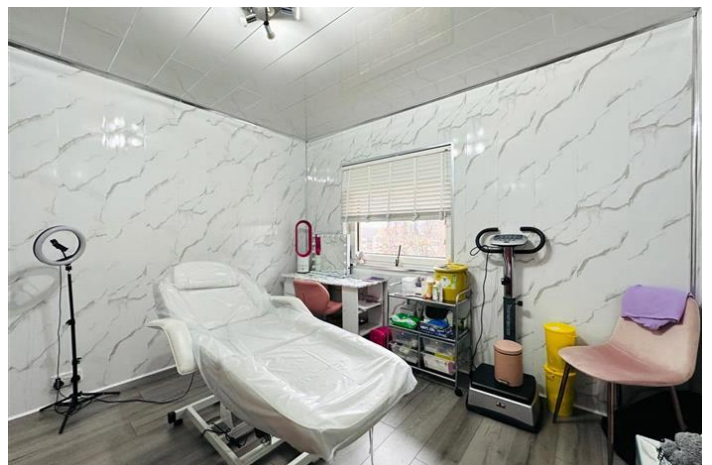
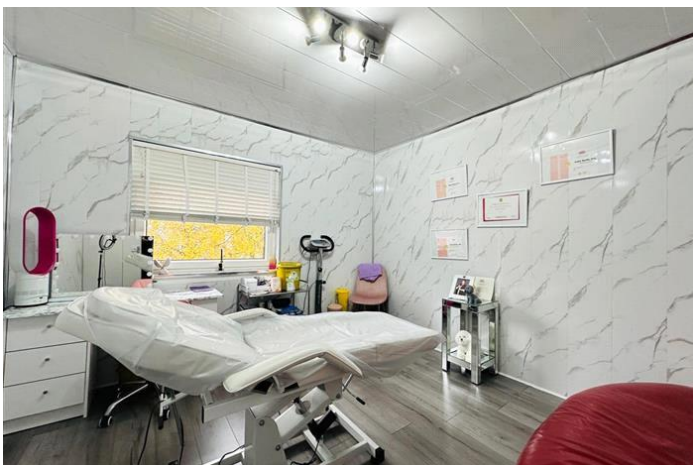
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As you enter this exceptional upper flat, you will be immediately captivated by how spacious the property is, with the property boasting a large front facing lounge and a modern fitted kitchen with a whole host of unit. There are also two well proportioned bedrooms and modern family shower room.

The property has on street parking and its own garden space.

Conveniently situated for both the M74 and the M8, making it an excellent base for travel throughout the central belt as well as to the centre of Glasgow. Local amenities include bus and train links, sport facilities, shopping areas and excellent nursery, primary and secondary schools are available nearby.

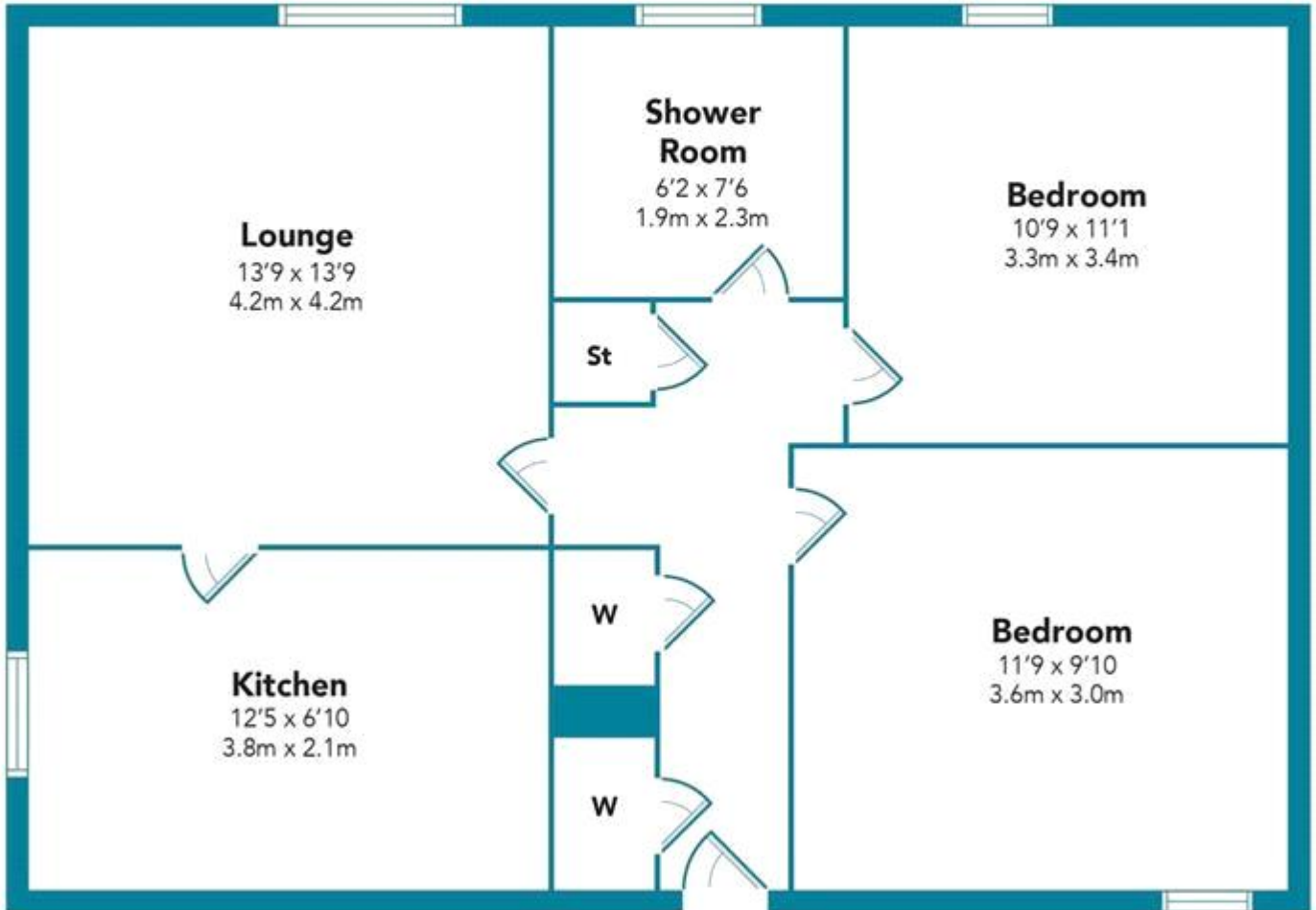




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**KIRKLAND**  
ESTATE AGENTS



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.