



REMAX
Property

8 Viewfield Street, Harthill, ML7 5SN

Offers Over £145,000



Fantastic Fully Refurbished Home With South Facing Garden & Summer House!

Lauren and Rodaidh & REMAX Property are delighted to present to the market this two Bedroom Property located in Viewfield Street, Harthill, ML7 5SN. Comprising of: Entrance Hall, Lounge, Kitchen/Dining, Two Double Bedrooms and Bathroom. This property benefits from an EV charger, new boiler and heating, gas central heating, double glazing, wooden shelter at the rear and multi-car driveway.

Viewfield street is situated within easy reach of the local amenities of Harthill and is well positioned to take advantage of all levels of schooling and its within easy reach of a selection of supermarkets, restaurants, bars, sporting and recreational facilities. Situated approximately halfway between Glasgow (21 miles west) and Edinburgh (25 miles east), it offers a tranquil setting with convenient access to both cities via the M8 motorway. The village is well-connected, with the Heart of Scotland Services providing direct links to Edinburgh and Glasgow every 15 minutes, making it an ideal location for commuters.

The home report can be downloaded from the REMAX website.

Freehold Tenure.

Council Tax Band A.

No Factor Fees.

Hallway

The Hall gives access to the Lounge, Kitchen and staircase to the upper level. The Hall has one central light fitting, wallpapered walls, one radiator and tile flooring.

Lounge

15' 1" x 12' 0" (4.60m x 3.66m)

Spacious Lounge with a tiled feature wall where a tv and fireplace can be placed. Around the room there is spotlighting, a dropped ceiling with LEDs and a feature light fitting, front facing window, painted and partially granite tiled walls, one radiator and wooden flooring.

Kitchen/Dining

15' 11" x 6' 11" (4.84m x 2.12m)

Newly fitted Kitchen comprising of: Fitted wall and base units, under cabinet lighting, worktops, space for white goods, space for dining, pull out extractor, integrated electric hob, integrated fan oven, glass with stainless steel sink, and a spacious built-in cupboard. The Kitchen has spotlighting, tile and painted walls, granite tile design, one radiator and tile flooring.





Upper Hallway

Hallway giving access to Bedroom 1, Bedroom 2, Bathroom and attic with pull down ladder. There is one central light fitting, wallpapered wall and laminate flooring.

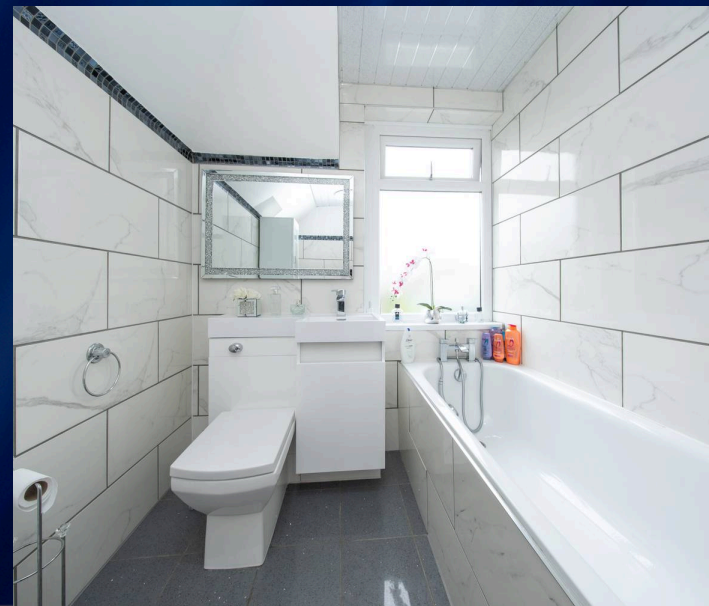
Bedroom 1

10' 2" x 9' 11" (3.11m x 3.03m)

Great sized double Bedroom located at the front of the property with built-in storage with sliding wooden doors. There is one central light fitting, front facing window, acoustic panel feature wall, wallpapered walls, one radiator and laminate flooring.

Bedroom 2

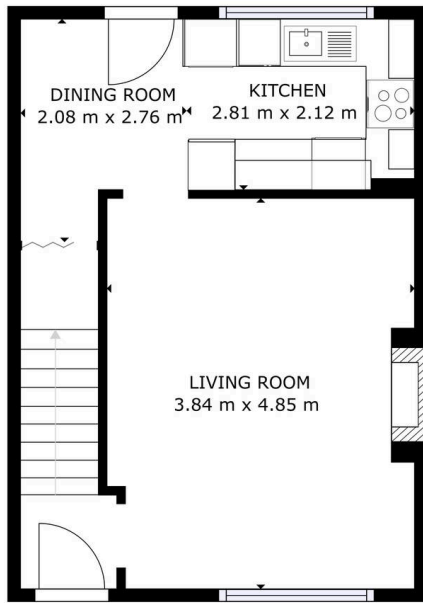
Double Bedroom located at the rear of the property with built-in storage with sliding mirror doors. There is one central light fitting, rear facing window, acoustic panel feature wall, wallpapered walls, one radiator and laminate flooring.



Bathroom

8' 11" x 6' 5" (2.72m x 1.96m)

Spacious Bathroom with sink and toilet vanity, along with a bath with handheld mains operated shower. There are two central light fittings, rear facing opaque window, tiled walls, one radiator and tile flooring.

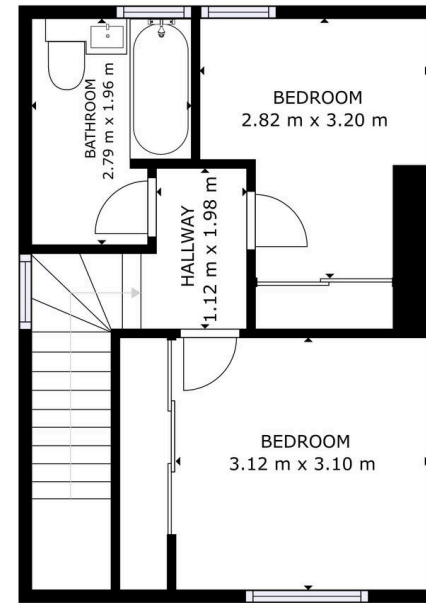


FLOOR 1

REMAX
PROPERTY

GROSS INTERNAL AREA
FLOOR 1: 34.63 m²; FLOOR 2: 34.42 m²
TOTAL: 69.05 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

REMAX
PROPERTY

GROSS INTERNAL AREA
FLOOR 1: 34.63 m²; FLOOR 2: 34.42 m²
TOTAL: 69.05 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.