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## 62a West Main Street, Harthill

Offers Over £110,000

- Spacious Maisonette Flat
- 3 Bedrooms
- Lounge
- Study Area
- Fitted Kitchen
- Walk in Condition
- Central Location
- Off Street Parking



# 62a West Main Street, Harthill

## Description

Presented to the market in walk in condition is this spacious maisonette flat located within the town centre of Harthill. This lovely property will suit a variety of buyers including a property investor as the seller is also selling the two commercial units below the flat. The property has gas central heating, double glazing, good storage and off street parking.

## Accommodation

The property is entered from rear into the reception hallway. The spacious and naturally light lounge has patio doors giving access to the communal garden. The fitted kitchen has ample storage units, complementary work tops, gas hob and electric oven. A lovely feature of this property is the upper landing area which would be ideal for a study or second lounge. There are three bedrooms with bedroom one having a built in storage; bedroom two has a walk in wardrobe. The family bathroom has a bath and separate shower.

## Outside

To the rear is a good sized communal garden which also provides off street parking.

## Local Area

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.

## Lounge

5.28m x 3.63m (17'4" x 11'11")

## Kitchen

2.98m x 1.97m (9'9" x 6'6")

## Bedroom 1

4.25m x 3.56m (13'11" x 11'8")

## Bedroom 2

2.05m x 3.56m (6'9" x 11'8")

## Bedroom 3

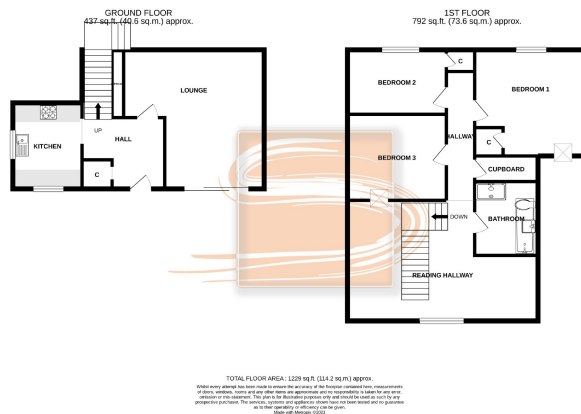
2.05m x 3.53m (6'9" x 11'7")

## Bathroom

2.63m x 1.67m (8'8" x 5'6")

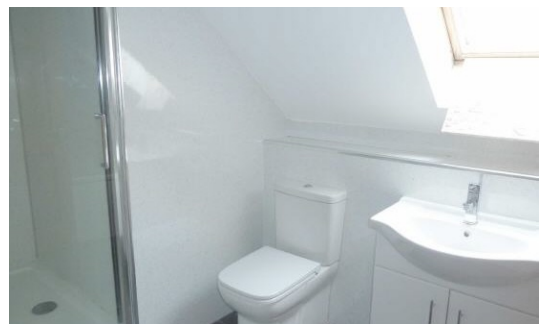
## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	71
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		69	70
Scotland		EU Directive 2002/91/EC	



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