

8 Minthill Place

HARTHILL, NORTH LANARKSHIRE, ML7 5PE



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**

*Rarely available five-bedroom, detached, unfinished
refurbishment at a very attractive price*



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McEwan Fraser Legal are delighted to bring to the market this very spacious and well-equipped, large family home. Situated on a large plot adjacent to the former Church of Scotland Kirk in the town this almost finished refurbishment offers a huge potential for someone to make their own stamp on a terrific property, and increase the value significantly for very little outlay. The monobloc driveway can easily accommodate multiple vehicles.

LOUNGE/DINER/KITCHEN



The porchway leading to the entrance hallway benefits from three glass sides affording lots of natural light. This spacious entrance hallway boasts an attractive window to the spacious front lounge as well as a wooden staircase with a glass balustrade to the upper accommodation. This is floored with large quality ceramic tiles as are the very generous lounge, diner and kitchen and benefits from underfloor heating.



The kitchen has a solid wooden worksurface over purple base and wall-mounted units as well as benefitting from an integrated dishwasher, modern wine fridge and a free-standing American-style fridge freezer. The spacious utility room has space for both a washing machine and a tumble dryer. The door from here leads to the rear garden.





The spacious shower room on the ground floor is quite stunning and finished with black floor and wall tiles and is completed with a modern WC and wash hand basin.

Bedroom 4 is an unfinished room. This could easily be a well-stocked home gym or a very spacious office space if a fifth bedroom is not required. The quality of the internal doors throughout is a nod to the quality of the intended finish. Bedroom 5 completes this level and is very spacious.

THE SHOWER ROOM



BEDROOM 4



BEDROOM 5





Moving upstairs we find three very spacious bedrooms, two with rather stunning (if incomplete) en-suites. Minimal work would be required to complete these and it is worth a visit to behold the very well-thought-out layout of this upper accommodation. All plumbing and electrics are modern, and the master bedroom with its built-in wardrobes and storage has wiring to control all lighting from the bedside, as in a quality hotel. Bedroom 2 also benefits from built-in wardrobes and grey carpeting.

THE BATHROOM



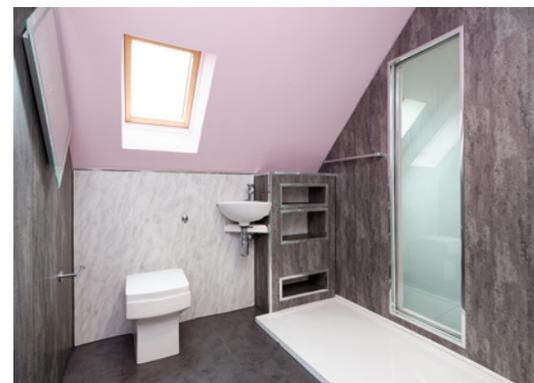
BEDROOM 1



it is worth a visit to behold the very well-thought-out layout of this upper accommodation



BEDROOM 2



BEDROOM 3



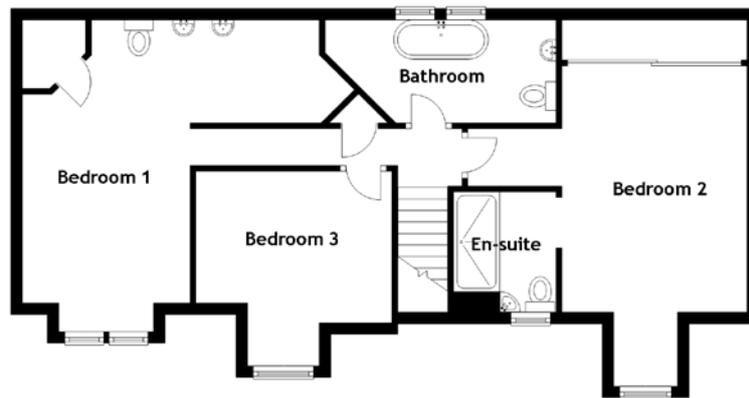
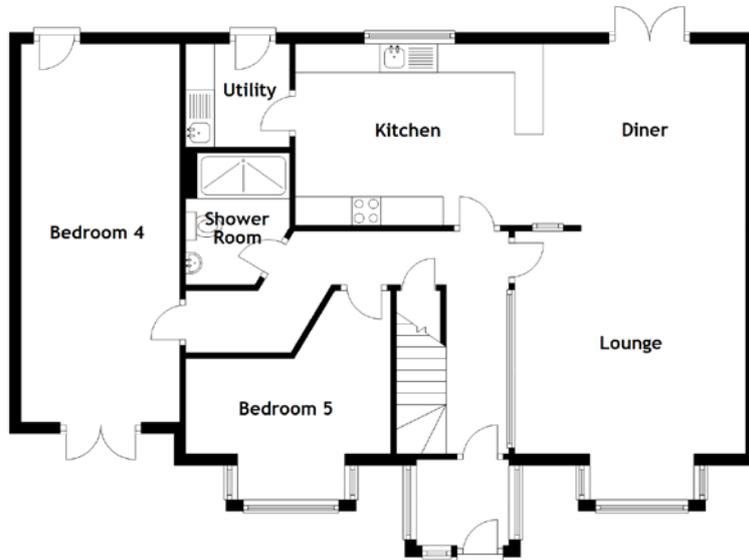
The rear garden has an external hot and cold shower on the decking near the hot tub and is a short way from the purpose-built wooden outhouse designed to house a sauna (services in place).

Early viewing is strongly recommended for this very spacious and well-equipped property when so competitively priced to avoid disappointment.

EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|----------------------|-------------------------------|
| Ground Floor | |
| Lounge/Diner/Kitchen | 7.80m (25'7") x 7.15m (23'6") |
| Utility | 1.80m (5'11") x 1.80m (5'11") |
| Shower Room | 2.30m (7'7") x 1.80m (5'11") |
| Bedroom 4 | 6.60m (21'8") x 2.75m (9') |
| Bedroom 5 | 3.65m (12') x 3.55m (11'8") |

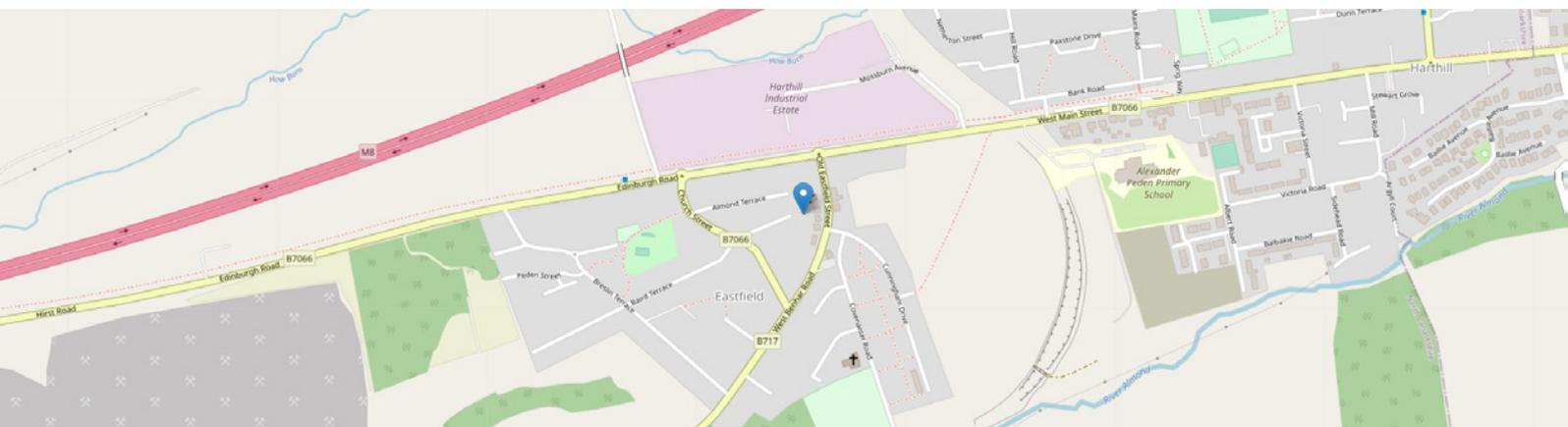
| | |
|-------------|-------------------------------|
| First Floor | |
| Bathroom | 4.00m (13'1") x 1.80m (5'11") |

| | |
|-----------|--------------------------------|
| Bedroom 1 | 5.75m (18'11") x 5.50m (18'1") |
| Bedroom 2 | 5.55m (18'3") x 3.20m (10'6") |
| En-suite | 2.10m (6'11") x 2.05m (6'9") |
| Bedroom 3 | 3.40m (11'2") x 3.15m (10'4") |

Gross internal floor area (m²): 150m² | EPC Rating: C

Buyer's Premium Value: £3500.00

Extras: All additional items are available by separate negotiation or a very firm offer.



THE LOCATION

Harthill is a traditional village in North Lanarkshire. The village boasts a range of shops, a supermarket, a Post Office, a 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, a cafe and a 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.




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