

10 Earn Terrace

SHOTTS, NORTH LANARKSHIRE, ML7 4HY



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



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*Three-bedroom, mid-terraced, house well placed and
fronts directly onto a large open green*



McEwan Fraser is delighted to present this three-bedroom, mid-terraced, house to the market. The property is well placed and fronts directly onto a large open green which would be a superb resource for a young family. Internally, the property offers spacious accommodation over two floors which could do with a degree of upgrading. This is an excellent opportunity for a buyer who is keen to make their own mark on a property.

THE LOUNGE



The accommodation is focused on a spacious dual aspect lounge. With large picture windows to the front and rear, the lounge is naturally bright and also offers fantastic floor space with plenty of scope for different furniture arrangements. This will give the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The kitchen is adjacent to the lounge and offers a good range of base and wall mounted units that provide excellent storage space. There is a mix of integrated and free-standing appliances.

The ground floor is completed by a wide entrance hall which includes integrated storage and also has plenty of space for a large sideboard if desired.



Moving upstairs, there are three bedrooms and a bathroom. The master bedroom faces the front of the property and includes a large fitted wardrobe and enjoys plenty of space for a full suite of bedroom furniture. The second bedroom is an equally spacious double which overlooks the rear garden. The third bedroom is a large single. The accommodation is completed by a bright and modern wet room style shower room.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



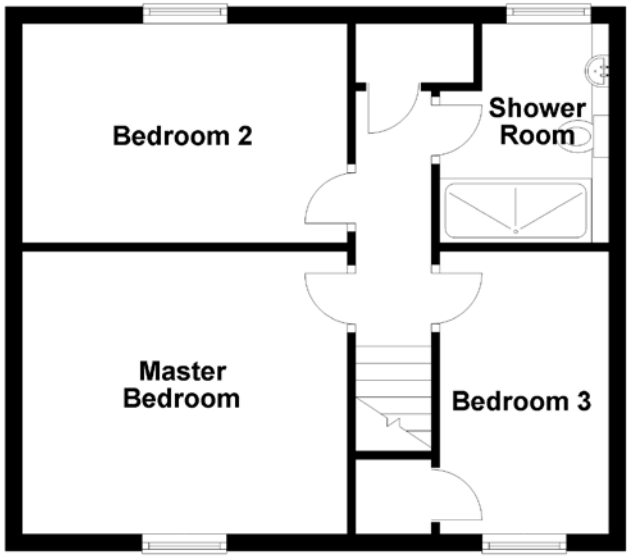
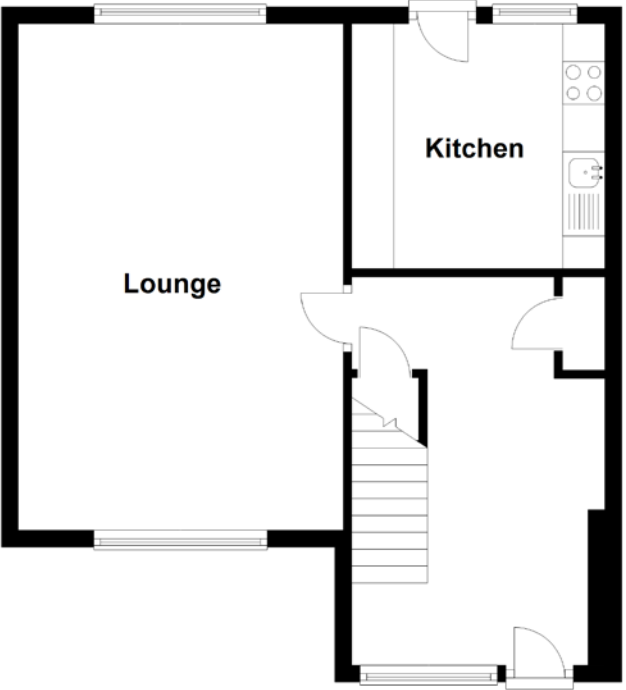
For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Externally, the property enjoys a low maintenance front garden and a south-facing rear garden which is mainly laid to lawn. The southerly rear aspect means bright sunshine in the garden throughout the day.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



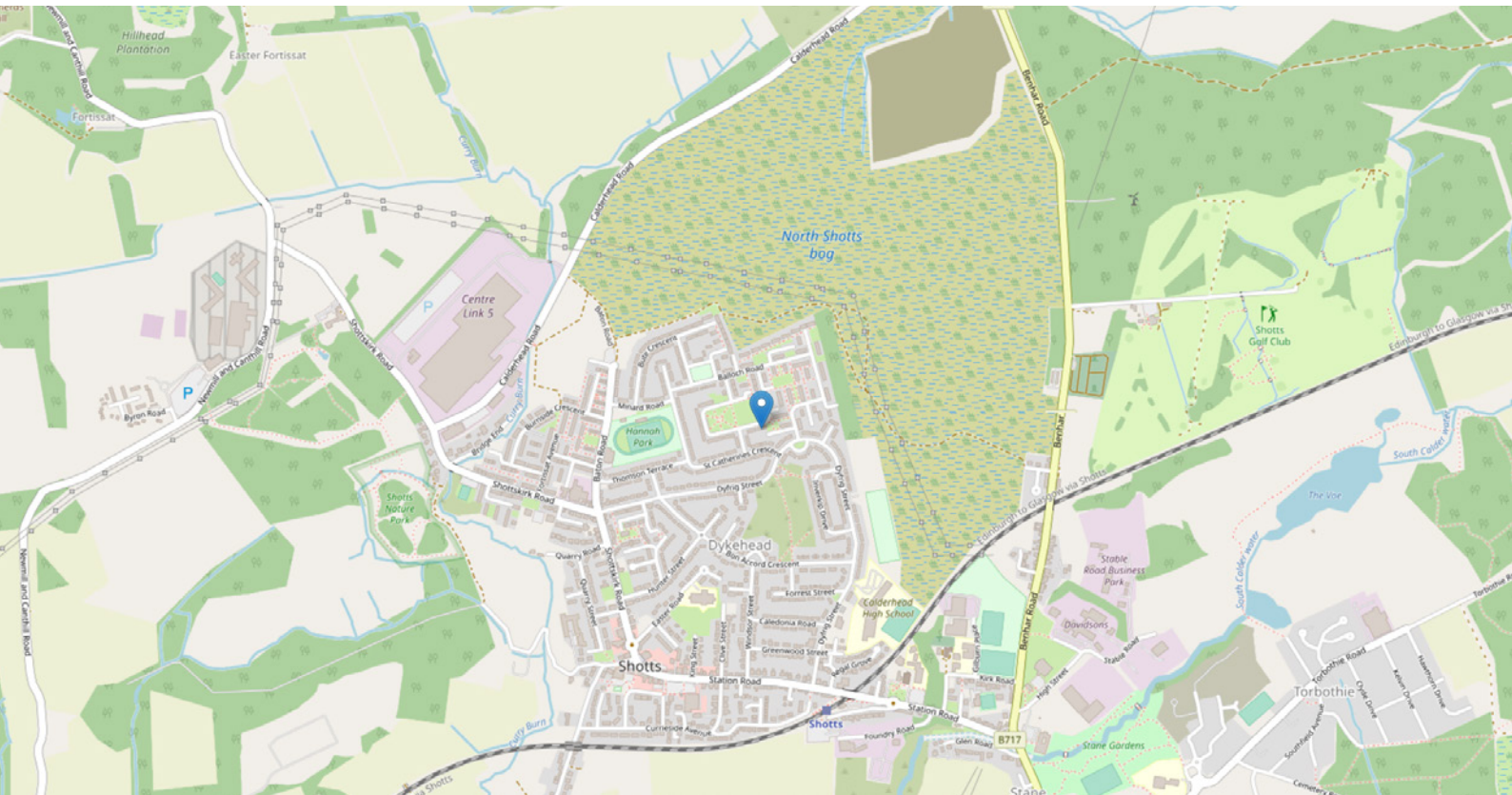
Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.85m (12'8")
Kitchen	3.00m (9'10") x 2.90m (9'6")
Master Bedroom	3.95m (13') x 3.30m (10'10")
Bedroom 2	3.95m (13') x 2.60m (8'6")

Bedroom 3	3.35m (11') x 2.00m (6'7")
Shower Room	2.55m (8'4") x 2.00m (6'7")

Buyers Premium Value: £2500.00

Gross internal floor area (m²): 88m²
EPC Rating: C



THE LOCATION

Shotts is a small rural town in North Lanarkshire. It is located almost halfway between Glasgow and Edinburgh. This growing community has been the subject of ongoing property development and is a natural location for anyone needing access to the M8 and wider central belt.





There are three primary and a secondary school, several superb restaurants, alongside major banks, a health centre, shopping facilities and several social clubs. Recreational pursuits are also well catered for in the area. There is a leisure centre with an excellent swimming pool, football pitches and playing fields, bowling club and a superb parkland golf course laid out by the legendary course architect James Braid in 1936.

Polkemmet Park can be found 15 minutes away by car in the nearby West Lothian area. The country park has many amenities including: a 9 hole golf course, flood light driving range, play park, café and the Scottish Owl Centre.

Further retail facilities can be found in the surrounding towns of Carluke, Motherwell and Hamilton and there is also a direct rail link to Glasgow and Edinburgh, just a five-minute walk to the train station from the property. Shotts is one of only four stops on the fast train service giving a journey time of thirty minutes to both Glasgow and Edinburgh.



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