

5 Caledonia Road

NORTH LANARKSHIRE, SHOTTS, ML7 4DU



Excellent three-bed semi, spacious accommodation, large garden and driveway



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McEwan Fraser is delighted to present this three-bed semi-detached house to the market. Internally, the property offers spacious accommodation, set over two floors with a large rear garden and a generous driveway. This is an excellent opportunity for any couple seeking an affordable family home that offers lots of further potential.

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, giving 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's plenty of room for freestanding appliances, along with space for a dining table. The rear of the property offers unique and secure storage space which would be ideal for many different uses. The ground floor bedroom offers an en-suite with a toilet and sink and the accommodation on this level is completed by an entrance vestibule and a wide entrance hallway.



BEDROOM 3





Moving upstairs, there are a further two bedrooms and a shower room. The master bedroom is double aspect, making it bright and spacious and it offers plenty of space for a full suite of bedroom furniture. The accommodation is completed by a bright shower room with a standalone shower enclosure with an electric shower unit.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



The property enjoys gas central heating and double glazing for warmth and comfort.

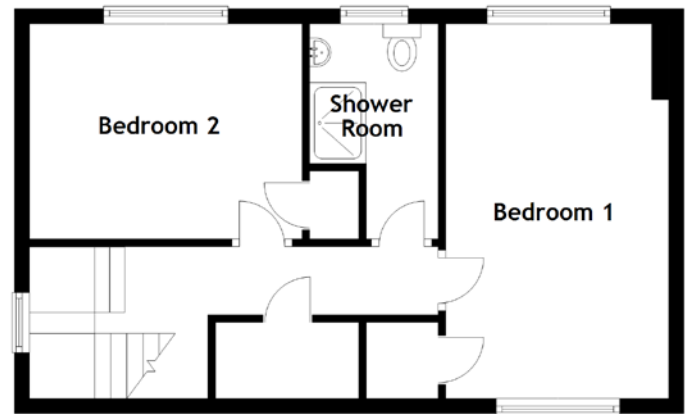
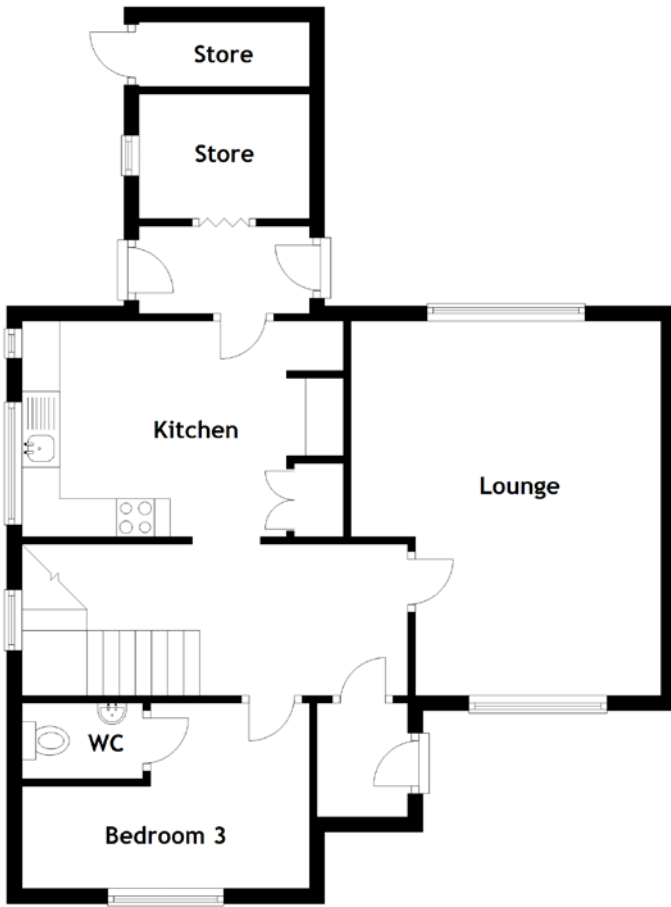
Externally, the property enjoys a low-maintenance front garden, a large driveway, and a large rear garden which is mainly laid to lawn. The rear garden contains a shed. This is a great property which is sure to appeal to a large swathe of prospective purchasers. Early viewing is advised.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 4.10m (13'5")
Kitchen	3.50m (11'6") x 2.85m (9'4")
Bedroom 3	3.80m (12'6") x 2.45m (8')
WC	1.60m (5'3") x 1.00m (3'3")
Store	2.25m (7'5") x 1.65m (5'5")

Store	2.25m (7'5") x 0.85m (2'9")
Bedroom 1	5.00m (16'5") x 3.05m (10')
Bedroom 2	3.60m (11'10") x 2.95m (9'8")
Shower Room	2.95m (9'8") x 1.70m (5'7")

Gross internal floor area (m²): 94m²
EPC Rating: D



THE LOCATION

Shotts is a small rural town in North Lanarkshire, 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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