



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**11 McLaughlan View**  
HARTHILL, SHOTTS, NORTH LANARKSHIRE, ML7 5SU





# HARTHILL

SHOTTS, NORTH LANARKSHIRE, ML7 5SU

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





# 11 MCLAUGHLAN VIEW

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McEwan Fraser is delighted to present this fantastic modern detached villa to the market. Offering huge and flexible living space over three floors the property can be configured to have up to eight double bedrooms. There is also the potential to adapt the lower floor as a self-contained apartment for a dependent family member. The property is well situated with excellent transport links for the central belt and would make a fantastic family home for a large family.

The property sits on a generous plot with a detached double garage and ample gardens. Entering onto the ground floor level, you find the principal reception space. Accommodation on this floor is focused towards a huge kitchen living room that boasts abundant natural light and tremendous floor space. Double doors open onto a full width balcony that over looks the rear garden. The kitchen itself boasts all mod cons and a massive amount of prep and storage space. Further accommodation on this floor includes a study, shower room and one of the double bedrooms. This bedroom also opens onto the balcony and could

easily be configured as an additional public room.

Climbing the stairs, the first floor gives access to two further double bedrooms, family bathroom and a master suite which includes a large double bedroom, en-suite bathroom and a large dressing room. The dressing room could also be utilised as a further bedroom if so required.

The lower floor comprises two double bedrooms which open onto the rear garden, a huge utility room housing a good range of base units, a further shower room, a large storage cupboard and the boiler room which makes for a handy workout space. This level could easily be adapted to form a self-contained apartment with lounge, bedroom, kitchen and shower room.

The property also benefits from ample storage space on the lower and middle floors.

The property must be viewed to fully appreciate the size and flexibility of the accommodation.







Approximate Dimensions (Taken from the widest point)

Kitchen/ Lounge	12.61m (41'4") x 5.80m (19')
Utility	5.34m (17'6") x 3.00m (9'10")
Boiler Room	3.88m (12'9") x 2.55m (8'4")
Bedroom 1	5.08m (16'8") x 3.79m (12'5")
Bedroom 2	4.06m (13'4") x 3.79m (12'5")
Bedroom 3	4.59m (15'1") x 3.80m (12'6")
Bedroom 4	3.64m (11'11") x 3.34m (10'11")
Dressing Room/Bedroom 5	4.29m (14'1") x 2.45m (8')
Study/Bedroom 6	3.86m (12'8") x 2.29m (7'6")
Music Room/Bedroom 7	4.66m (15'3") x 2.97m (9'9")
Games Room/Bedroom 8	5.80m (19') x 3.81m (12'6")
Bathroom 1	2.99m (9'10") x 2.86m (9'5")
Bathroom 2	2.53m (8'4") x 1.98m (6'6")
Bathroom 3	2.38m (7'10") x 2.02m (6'8")
Bathroom 4	2.55m (8'4") x 2.26m (7'5")

Gross internal floor area (m<sup>2</sup>): 308m<sup>2</sup> | EPC Rating: B

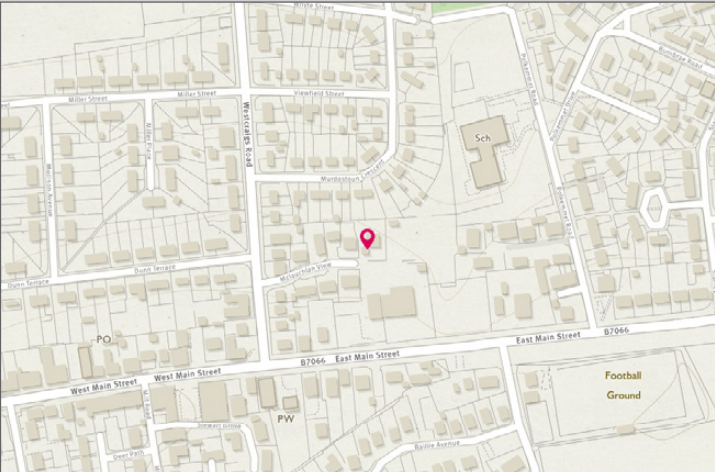


Image credit: <https://www.ordnancesurvey.co.uk/maps/>





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