

# 172 Shottskirk Road

SHOTTS, NORTH LANARKSHIRE, ML7 4EJ



*Two bedroom mid-terraced house,  
positioned in a popular pocket of Shotts*



01698 537 177



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Part Exchange Available. We are pleased to offer to the market this deceptively spacious two-bedroom, mid-terraced villa, split over two levels offering excellent family accommodation. The property would be an ideal purchase for many potential purchasers looking for their ideal home. Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality. A welcoming hallway entrance leads to all apartments on this level.

# THE LOUNGE



The formal lounge is flooded with natural from the bay window to the front aspect whilst also offering a pleasant outlook.



# THE KITCHEN/DINER



The dining kitchen will be popular when entertaining the family. The kitchen has a good range of floor and wall mounted units with a contrasting worktop, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances.







The first-floor accommodation offers two good sized bedrooms, both of which are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required, they are also complimented with built-in storage. A family bathroom suite completes the accommodation on this level

## BEDROOM 1





# BEDROOM 2





# THE BATHROOM





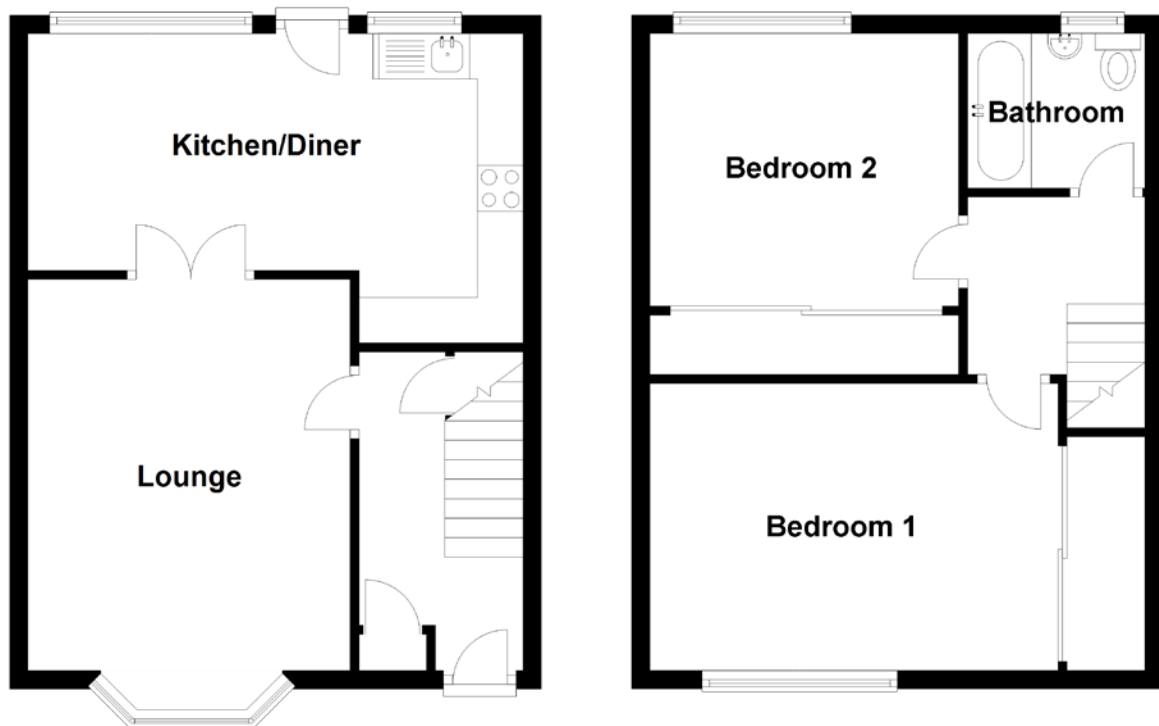
Externally the property has well maintained private front and rear gardens. The rear garden is fully enclosed and provides a safe environment for children and pets. For additional comfort, there is double glazing and gas central heating.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



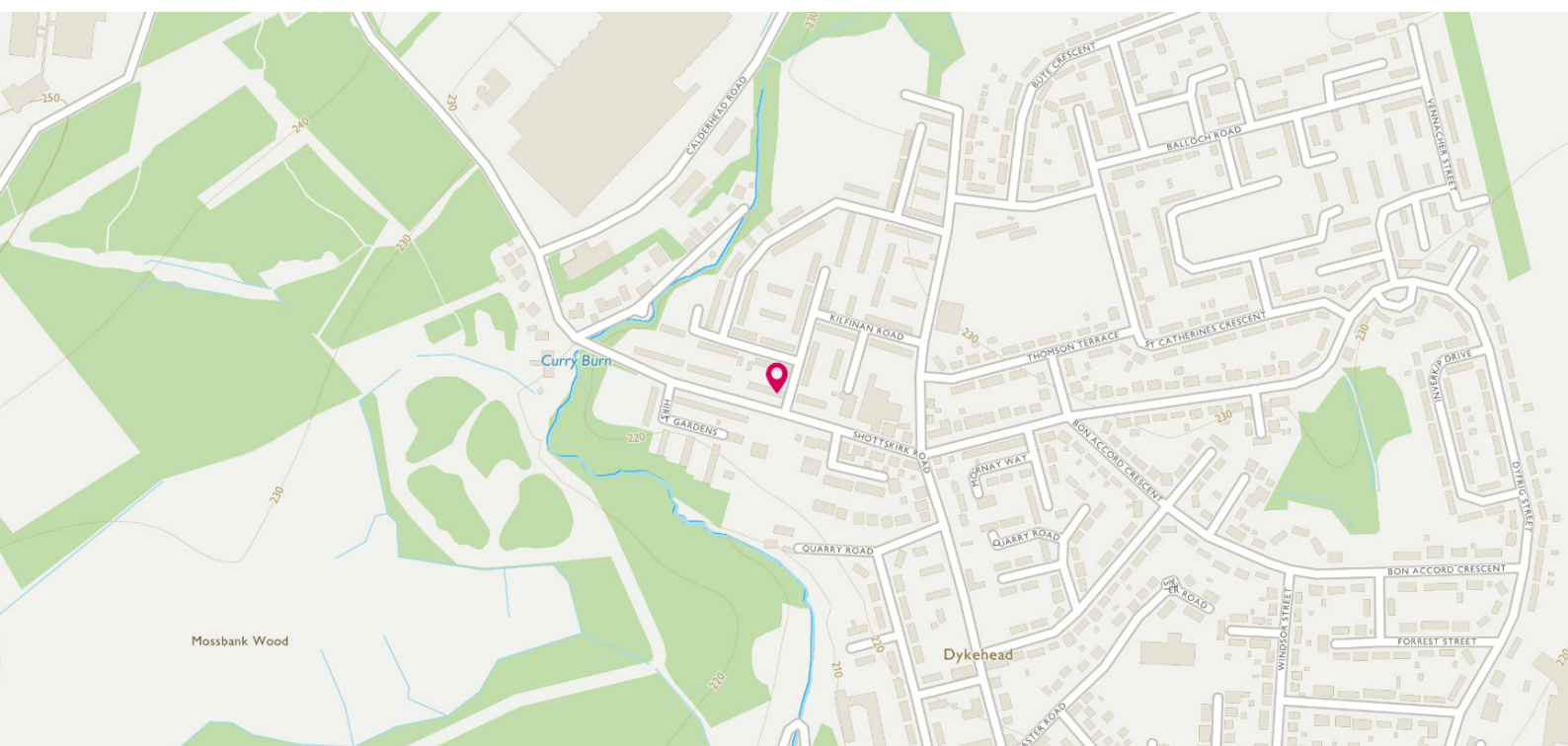
Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.55m (11'8")
Kitchen/Diner	5.45m (17'11") x 3.40m (11'2")
Bedroom 1	4.45m (14'7") x 3.15m (10'4")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bathroom	2.05m (6'9") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





# 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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**DIANE KERR**  
Area Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.