

# 2 Affric Loan

SHOTTS, NORTH LANARKSHIRE, ML7 4HZ



*Excellent two-bed mid-terrace, refurbished & fully redecorated, walk-in condition, a great starter home for any couple*



01698 537 177



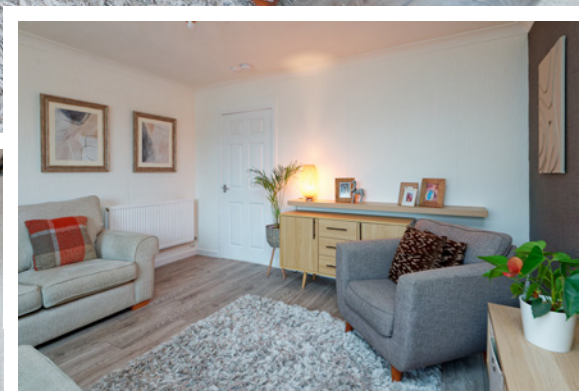
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We are delighted to offer to the market this two-bedroom mid-terrace family home, set in the popular family-friendly area of Shotts

# THE LOUNGE



The accommodation consists of a bright and spacious lounge which given its shape would suit a range of furniture configurations. The stylish decor is very contemporary and the room feels bright and pleasing due to the light flooding in through the large window, helping to create a very relaxing space to enjoy.

# THE KITCHEN



The galley style kitchen is finished in a range of units, with a fantastic gas range cooker, with ample space for a fridge freezer and washing machine. The large storage area offers handy extra utility space and if required the kitchen could accommodate a small breakfast table. Appliances may be available by separate negotiation.





There are two good-sized bedrooms in this home, both are bright and welcoming, with space for free-standing furniture. There are ample cupboard spaces throughout the home to help keep everything clutter-free and in its place. The property further benefits from a loft for extra storage space if required. The family bathroom is tiled and contains a white sink, toilet and bath, along with an electric shower, set with a Quadrant shower cubicle. The home is kept warm and comfortable, with double glazing and gas central heating.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

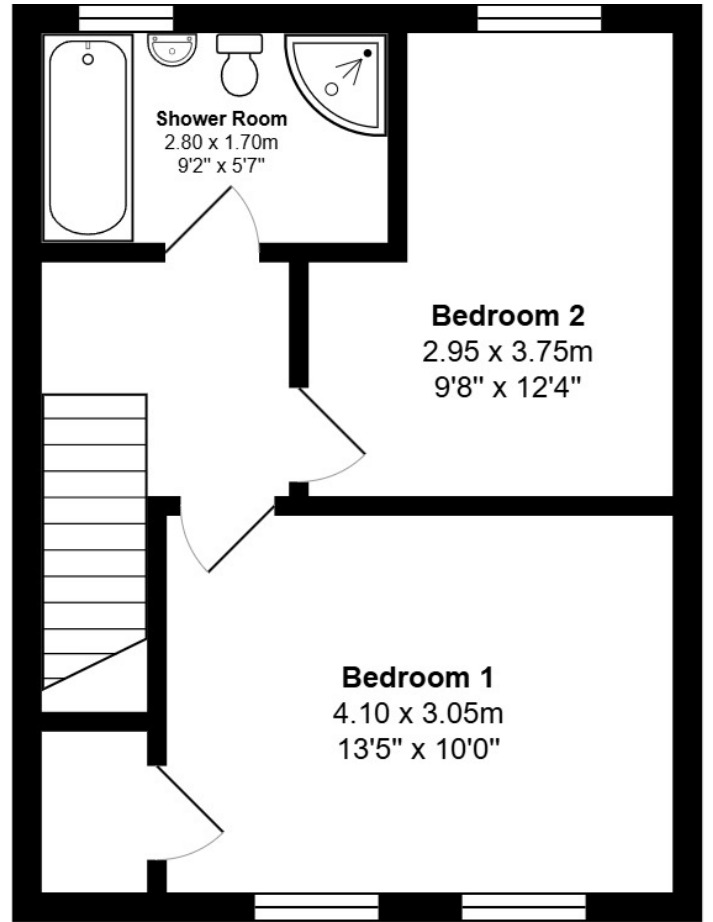
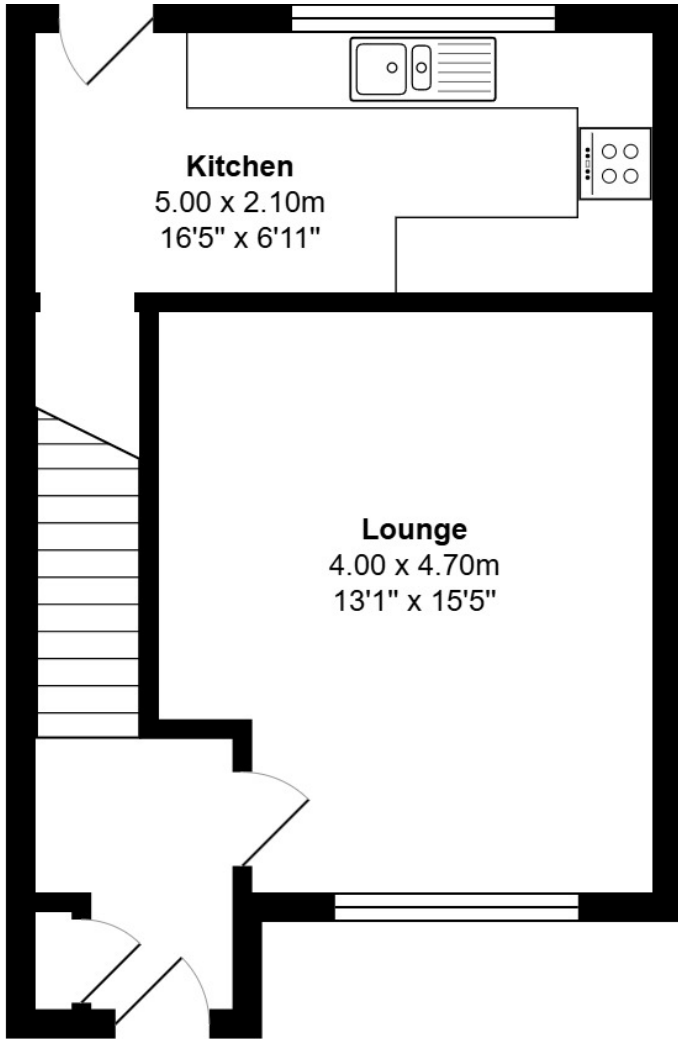


The front garden is laid to lawn and pathway and the low-maintenance rear garden space has a shed and offers a secure, pet and child-friendly place to relax on sunnier days. Parking is adjacent to the front of the property. Early viewing is strongly advised for anyone searching for a great starter home in an easily commutable and very popular town.

# EXTERNALS

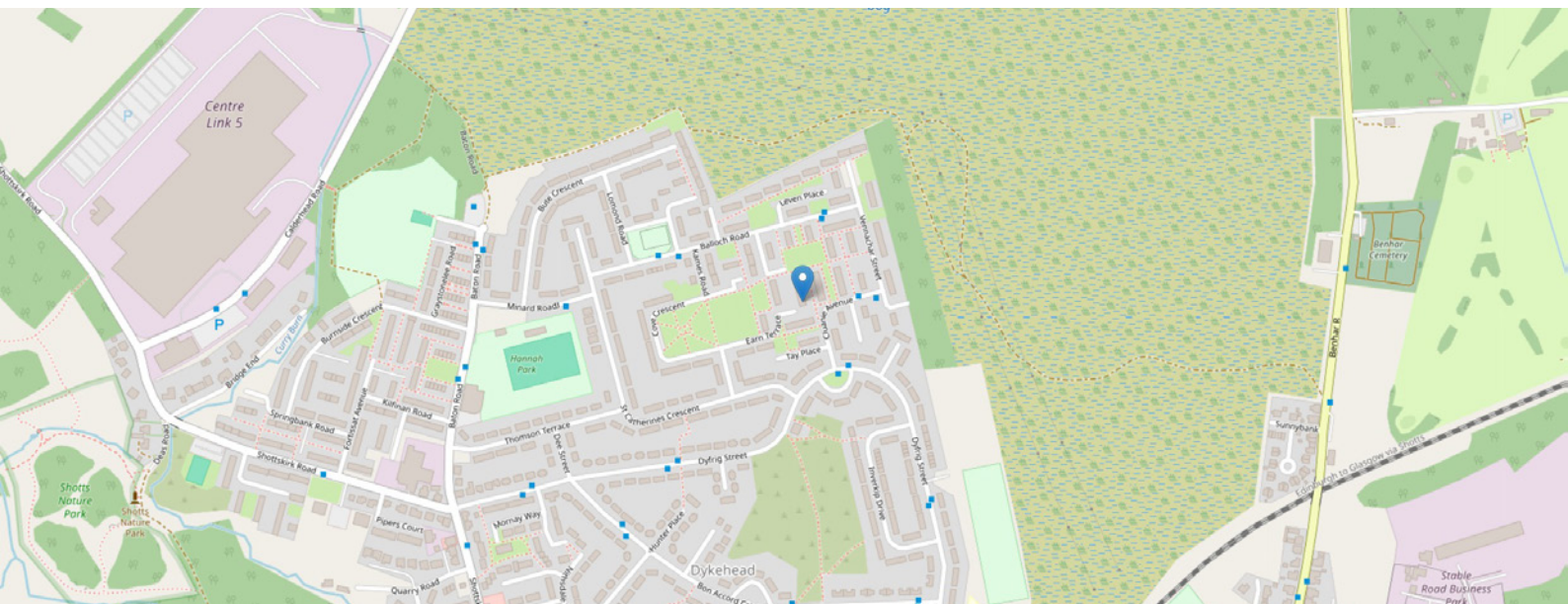


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup> | EPC Rating: C





# 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 in the area. There is a leisure centre with an excellent swimming pool, football pitches and playing fields, a 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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