




McEwan Fraser Legal

Solicitors & Estate Agents

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13 Park Road

HARTHILL, SHOTTS, LANARKSHIRE, ML7 5RB

HARTHILL, SHOTTS

Harthill is a traditional village in 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.



13 PARK ROAD

Part Exchange available! McEwan Fraser is pleased to give a discerning purchaser the chance to acquire this superb three or four double bedroom semi-detached villa. The property offers excellent proportions over two floors and is presented in good order throughout. The house enjoys off street parking to the front, a private rear garden, three well proportioned doubles on the first floor, additional double bedroom or dining room on the ground floor, through lounge, large kitchen and bathroom.

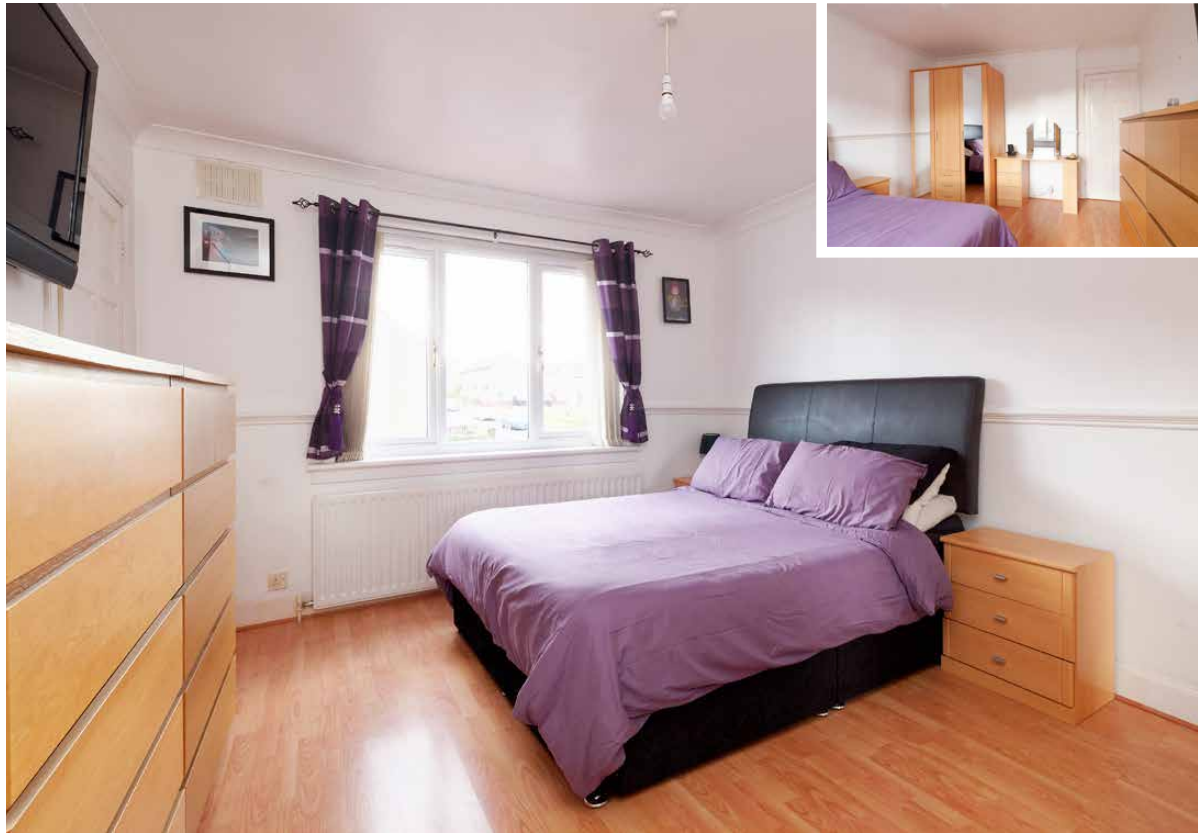
Entering the house through a central hallway, the naturally bright dual aspect lounge is on your right hand side. Focused towards a marble fireplace, there is ample space for a full range of furniture. On the opposite side of the hall is an additional public room which can be used as dining room or a very generous 4th double bedroom. Ground floor accommodation is completed by a generous kitchen which runs across the rear of the property. Comprising an ample range of base and wall mounted units including an integrated breakfast bar. Gas hob, double oven, fridge, freezer and washing machine are also integrated.

First floor accommodation comprises three double bedroom, bathroom and there is also access to a large loft for additional storage. The master is a particularly well proportioned, neutrally finished, double bedroom with an integrated storage cupboard. There is ample floor space for a full range of free standing furniture. Accommodation is completed by a fully tiled bathroom with three piece white suite which includes electric shower over bath.

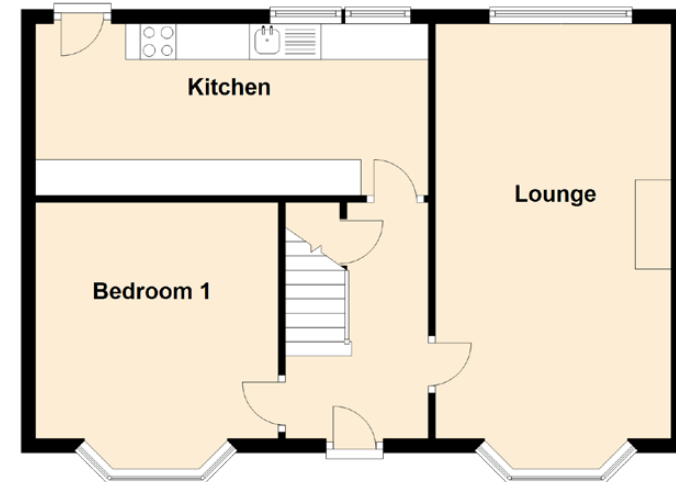
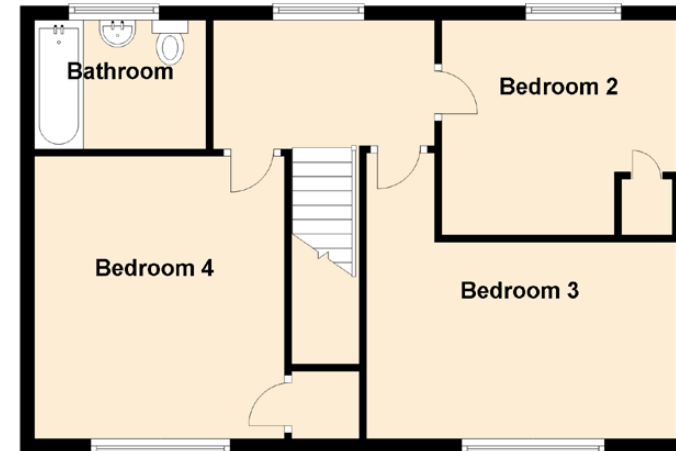
For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Internal viewing highly recommended.





SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.80m (19') x 3.30m (10'10")
Kitchen	5.50m (18'1") x 2.40m (7'10")
Bedroom 1	3.40m (11'2") x 3.20m (10'6")
Bedroom 3	4.30m (14'1") x 4.20m (13'9")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")
Bedroom 4	4.00m (13'1") x 3.50m (11'6")
Bathroom	2.40m (7'10") x 1.80m (5'11")

Gross internal floor area (m²): 103m² | EPC Rating: C







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**Part
 Exchange
 Available**

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