




McEwan Fraser Legal

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40 Inverkip Drive

SHOTTS, ML7 4DG



SHOTTS

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.





40 INVERKIP DRIVE

We are delighted to offer to the market this fantastic two bedroom End-Terrace property, set in a popular family-friendly street that is well known for its neighbourly spirit. Some of the traditional values that make a street a community are alive here, everybody actually knows each other and the streets are safe for the kids to play out in peace. This great family home makes a perfect place to raise a family as it is presented in walk-in condition.

The excellent accommodation consists of a bright and spacious lounge/diner which given its shape would suit a range of furniture configurations. The light floods in through the large window creating a very relaxing space to enjoy.

The galley style kitchen diner is a real hub for the family around meal times. It's perfect for the home, finished in a good range of white wood units, with a gas hob and an electric oven. There's ample space for a freestanding fridge freezer, while the utility cupboard offers very handy storage along with perfect space for the washing machine.

The family shower room is lovely, bright and fresh, and is finished in easy-clean Wet-Wall panels. There's a white sink and toilet along with a standalone shower cubical with an electric shower fitted for instant hot showers.

Upstairs, there are two good sized bedrooms in this lovely home, both with ample space for free-standing furniture, the master benefiting from built-in storage. There is also ample cupboard spaces throughout the home to help keep everything clutter free and in its place. The property further benefits from a spacious insulated loft that adds great extra storage space when required.

The home is kept warm and comfortable via the double glazing and gas central heating. The large rear garden space is laid to lawn and offers a secure, child-friendly place for the whole family to relax and unwind. There's also handy Off-street parking to the front aspect.

Early viewing is strongly advised for anyone searching for a beautiful family home that offers fantastic value accommodation in an easily commutable and very popular town.



BEDROOM ONE



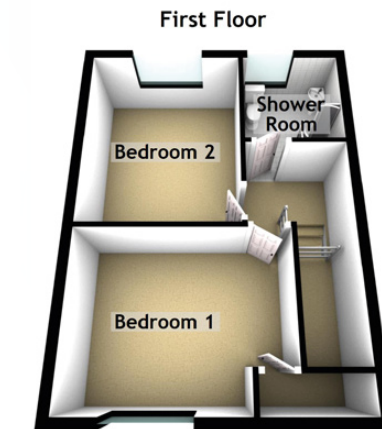
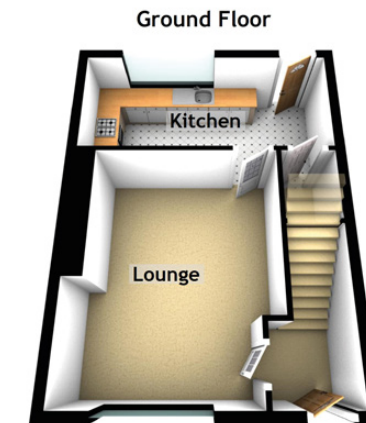
BATHROOM



BEDROOM TWO

PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)



Ground Floor

Kitchen	5.10m (16'9") x 2.20m (7'3")
Lounge	4.70m (15'5") x 3.70m (12'2")

First Floor

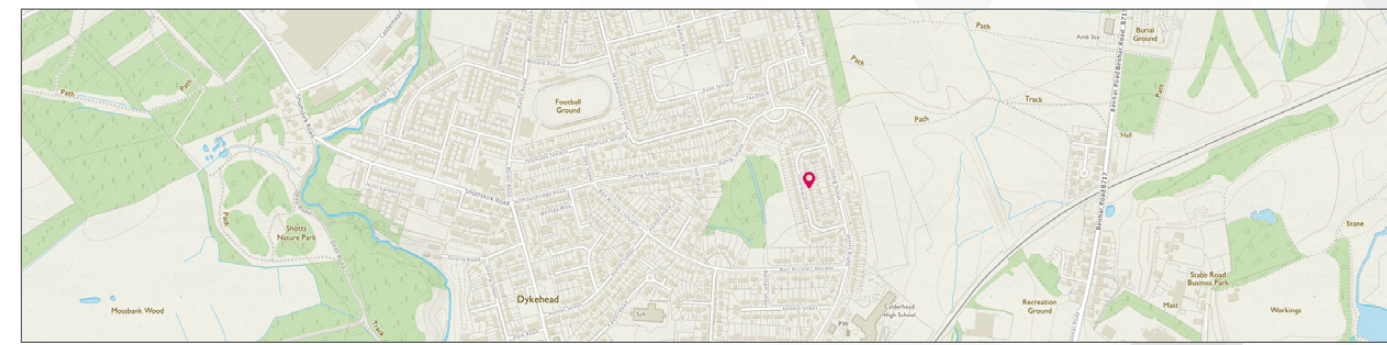
Bedroom 1	4.00m (13'1") x 3.20m (10'6")
Bedroom 2	3.80m (12'6") x 3.10m (10'2")
Shower Room	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²) 70m²

EPC Rating D

Extras (Included in the sale)

Free-standing appliances may be available by separate negotiation.






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Text and description
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