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Solicitors & Estate Agents
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SHOTTS, NORTH LANARKSHIRE, ML7 5HU

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, floodlight 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.

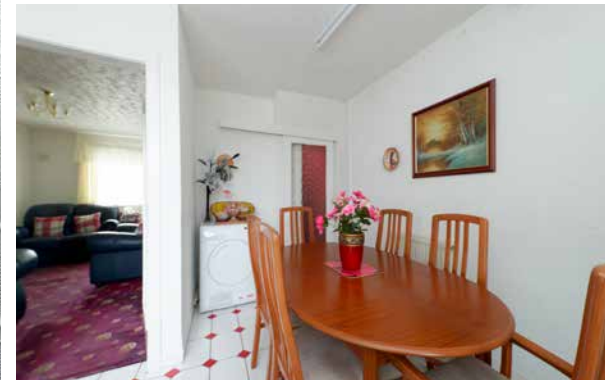


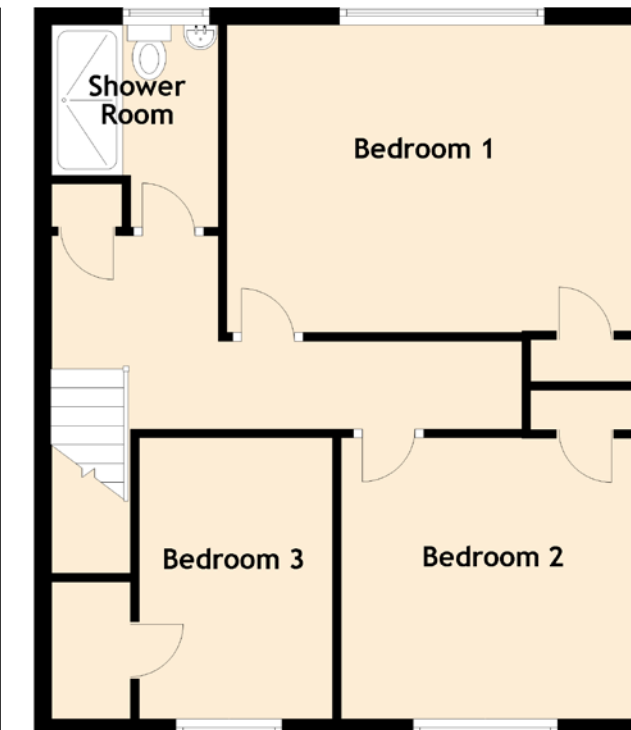
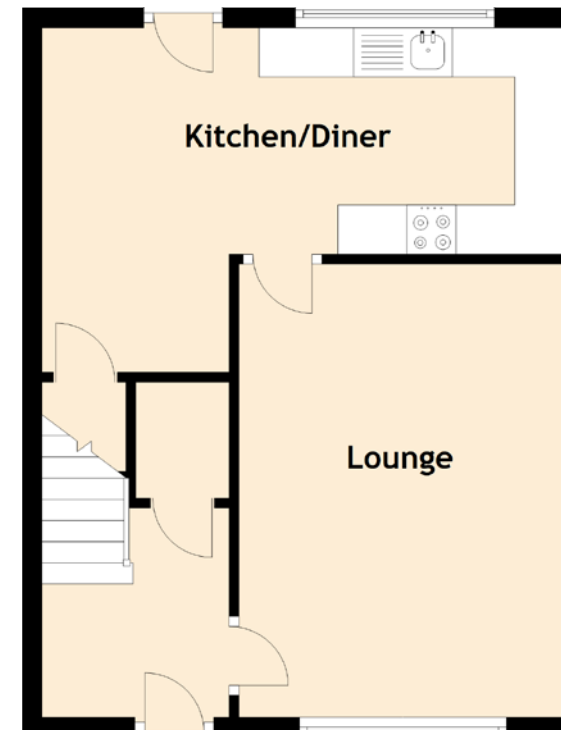
PROPERTY

McEwan Fraser Legal is delighted to present this fantastic 3 bedroom terraced house to market, located in the popular area of Shotts. This great property makes for an ideal place to raise a family or for a first time purchase. Early viewing highly recommended.

Internally, the ground-floor briefly comprises of; entrance hallway with storage cupboard, a bright and spacious lounge with a feature electric fireplace, a fully-fitted, partially-tiled kitchen/diner with an integrated fridge, freezer, electric 4-hob and oven, with more than adequate space for large dining table and chairs. On the first floor, there are 3 generous double bedrooms offering room for freestanding furniture and different configurations, all benefitting from integrated storage. The first floor is completed with a fully-tiled 2 piece bathroom suite with a double shower cubicle.

The property also benefits from gas central heating, full double glazing windows and private front and back gardens, with a storage shed to the rear and a shared access lane. There unrestricted on-street parking for residents and visitors.





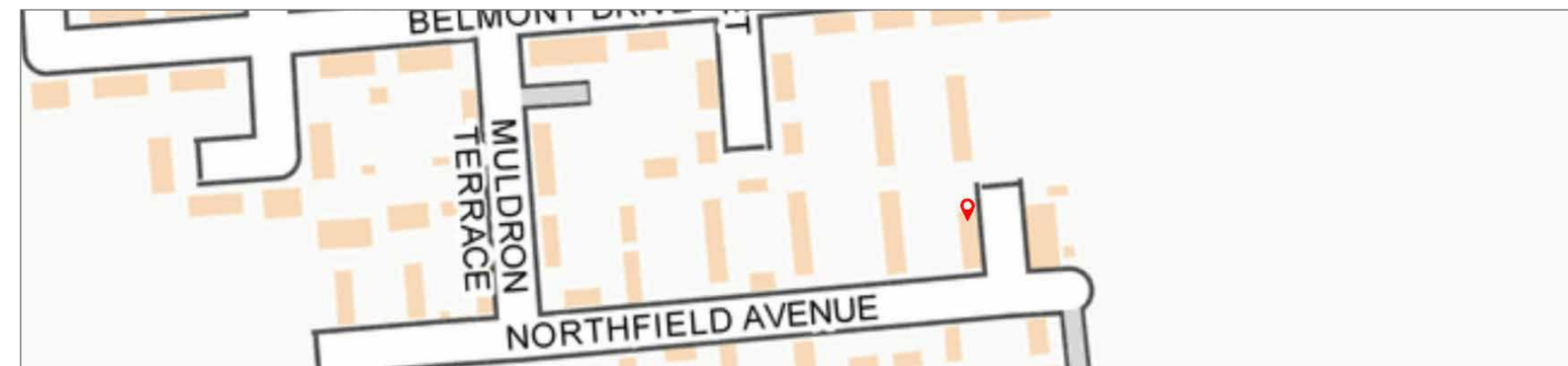
DETAILS

Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.30m (17'5") x 2.30m (7'7")
Lounge	4.60m (15'1") x 3.30m (10'10")
Bedroom 1	4.70m (15'5") x 3.50m (11'6")
Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bedroom 3	3.20m (10'6") x 2.20m (7'3")
Shower Room	2.30m (7'7") x 1.90m (6'3")

Gross internal floor area (m²): 85m²
EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings.





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Text and description
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 Surveyor



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