

117 Currieside Avenue

SHOTTS, NORTH LANARKSHIRE, ML7 4AX



Immaculate two-bedroom mid-terraced home in Shotts, comprehensively upgraded with modern finishes, exceptional outdoor space and garage



01698 537 177



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Jonny Clifford with McEwan Fraser Legal is delighted to present this exceptional two-bedroom mid-terraced villa, which has been lovingly upgraded and meticulously maintained, offering a rare opportunity to acquire a truly turnkey home. With a brand-new roof, windows, and heating system all installed within the last two years, this property represents the perfect blend of timeless charm and modern practicality.

THE LOUNGE



Step inside and immediately feel the warmth and care poured into every corner of this home. The generously proportioned lounge is a standout space, elegantly styled in neutral tones and flooded with natural light from the expansive front window. It's an ideal setting for relaxing in comfort or entertaining guests.

THE KITCHEN



To the rear, the newly upgraded kitchen has been fitted with contemporary units, quality worktops, and stylish splashbacks. There is ample room for a dining table, and thoughtful design ensures every inch is functional and aesthetically pleasing. Whether you're preparing weekday meals or hosting dinner, this kitchen balances practicality with clean, modern finishes.





Ascending the stairs, the upper level boasts two spacious double bedrooms, both of which have been tastefully decorated and provide excellent storage options. The rooms are bright, calm, and inviting, ideal for restful nights or peaceful home working. The family bathroom is equally impressive, fitted with a modern three-piece suite and finished with quality tiling and fixtures to create a sleek, polished look.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, the property continues to impress. The private rear patio enjoys a sunny aspect and provides a delightful space for outdoor dining, quiet mornings with a coffee, or summer evening barbecues. It's a low-maintenance haven, perfect for unwinding. In addition, the property benefits from a separate garage, ideal for additional storage, secure parking, or as a hobbyist's workshop, a rare and valuable feature for homes of this type.

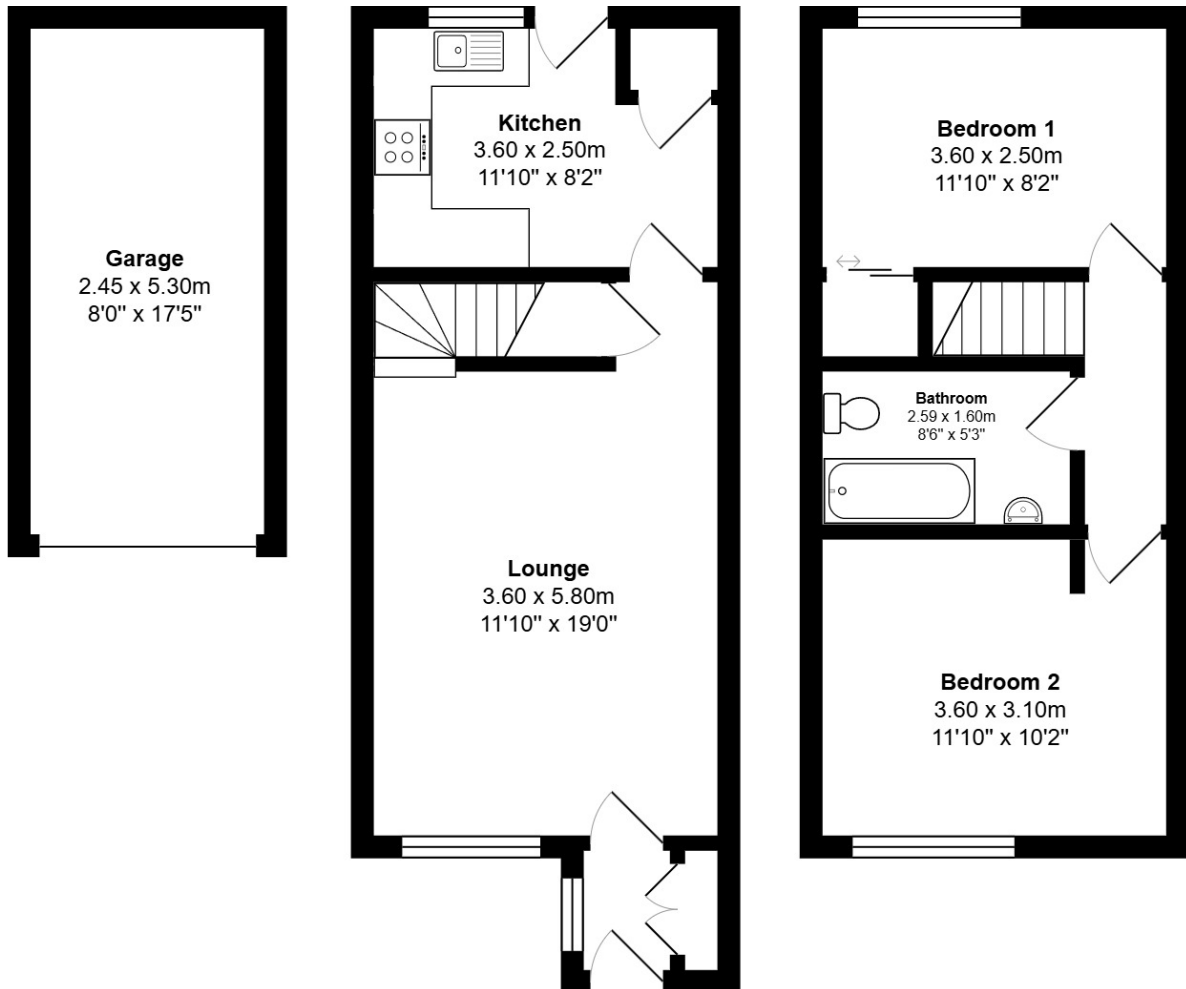
EXTERNALS



Whether you're a first-time buyer, a growing family, or an investor looking for a high-quality rental opportunity, this home offers space, substance, and style in equal measure.

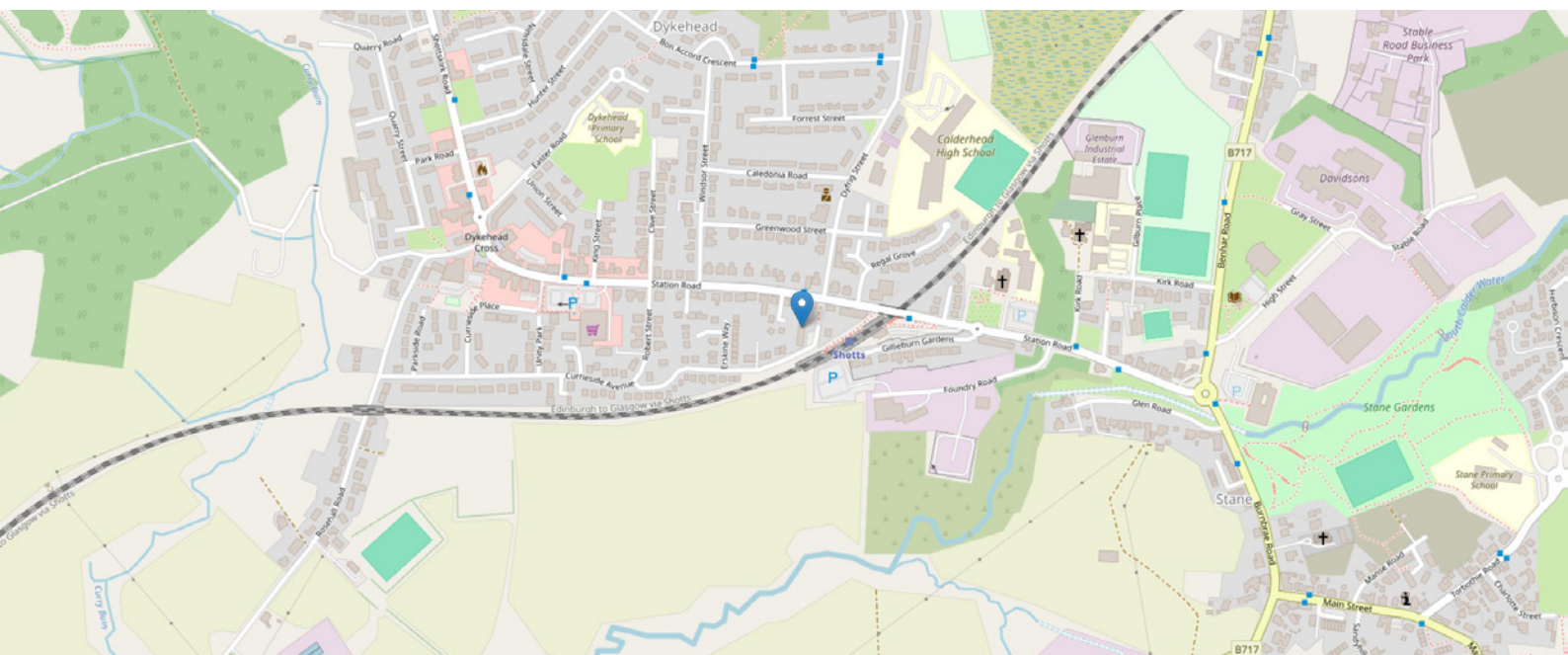
Early viewing is strongly recommended to fully appreciate the exceptional standard of accommodation on offer.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: C



THE LOCATION

Nestled between Glasgow and Edinburgh, Shotts is a well-connected and increasingly sought-after North Lanarkshire town that offers the perfect balance between tranquil semi-rural living and excellent commuter links. With its own railway station offering regular and direct services to both cities, Shotts has become a popular choice for professionals, first-time buyers, and families seeking more space and value without compromising on convenience.

The town itself boasts a welcoming community feel, with a range of local amenities including independent shops, supermarkets, cafés, schools, and leisure facilities. Outdoor enthusiasts will love the surrounding countryside, with walking trails, open green spaces, and local parks offering plenty of opportunities to enjoy the fresh air.

In recent years, Shotts has seen growing investment and development, making it a smart location for those looking to buy a property in a well-connected area that continues to evolve. Whether you're commuting, raising a family, or looking for a quieter pace of life, Shotts has the charm, access, and potential to deliver.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JONNY CLIFFORD
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



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.