





McEwan Fraser Legal

Solicitors & Estate Agents

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168 Dyfrig Street

SHOTTS, NORTH LANARKSHIRE, ML7 4DA

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We are delighted to offer for sale this well maintained and modernised two bedroom, midterrace villa, which is formed over two levels. This ideal family home has spacious and flexible living accommodation and is located within a popular street in Shotts.

Properties of this type and nature come to the market very rarely. The stylish interior of the property, will attract a variety of potential purchasers looking for their ideal family home.

In more detail, the property comprises: Welcoming entrance vestibule. Immediately impressive lounge/diner, with a window overlooking the front, drawing in a huge amount of natural light. There is also space for a dining table and six chairs for more formal dining.

The kitchen has been fitted to include a good range of floor and wall mounted units and an integrated extractor hood, with a work surface, which provides a fashionable and efficient work space. It further benefits from space for a freestanding cooker, washing machine and a compact fridge & freezer. There is also a spacious cupboard accessed from the kitchen which goes under the stairs and a door leading to the garden,

The first floor offers two extremely well appointed, double bedrooms. The larger front facing bedroom has triple mirrored wardrobes and storage cupboard over the stairs. Both of the bedrooms are well proportioned have plenty of space for a range of furniture configurations.

A contemporary bathroom creates the perfect ambience in which to unwind and boast a white 3 piece suite with an electric shower over the bath.

The property has gas central heating and double glazing, helping to ensure a warm, yet cost effective, living environment all year round. Externally, the property benefits from off street parking to the front and the fully enclosed rear garden is a real sun trap and is a great place to unwind on a summer's day.





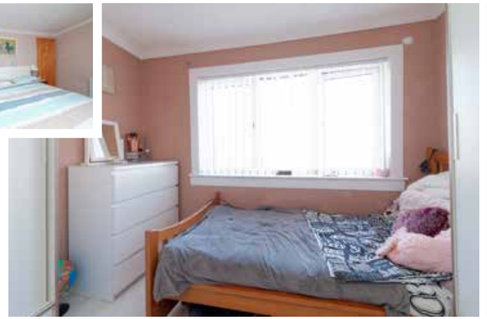














Specifications

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Living Room	4.70m (15'5") x 4.13m (13'7")
Kitchen	5.10m (16'9") x 2.10m (6'11")
Bedroom	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
WC	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m^2): 61m^2 | EPC Rating: D



Image credit: https://www.ordnancesurvey.co.uk/osmaps/





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Part Exchange Available

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