





McEwan Fraser Legal

Solicitors & Estate Agents

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19 Glen Road

SHOTTS, LANARKSHIRE, SOUTH LANARKSHIRE, ML7 5EA









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Shotts is a small rural town in North Lanarkshire. It is located almost halfway between Glasgow (twenty-one miles approx) and Edinburgh (twenty-nine miles approx). 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 three 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. 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. Shotts is one of only four stops on the fast train service giving a journey time of twenty minutes to Glasgow and thirty minutes to Edinburgh.

McEwan Fraser Legal are delighted to bring to the open market this two bedroom detached bungalow. Great emphasis has been placed on the creation of easily managed and free-flowing space, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a welcoming hallway,

The lounge allows for free standing furniture and different configuration and a feature fireplace.

The kitchen comes with floor to ceiling units, hob, hood, double oven, space for washing machine, fridge freezer, ample worktop space and access to the sunroom. The sunroom is the perfect place for relaxing. Access to the back garden can also be found here.

There are two good sized bright and airy bedrooms, both allowing for free standing furniture and different configurations and benefiting from built-in storage.

Access to the attic can be found in the hallway via pull down ladder, this area has been floored and provides a multitude of uses. This area has to be seen to be believed.

The bathroom comes with a shower over bath, wash hand basin and WC.

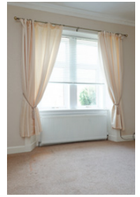
Externally the large front garden is a mixture of mature bushes, decorative stone chips, laid to lawn and also provides off street parking. The back garden is mostly laid to lawn, benefits from a two garden sheds and two outbuildings with power and light.

The property also benefits from gas central heating and double-glazed windows.

Early viewing is highly recommended.



































Specifications

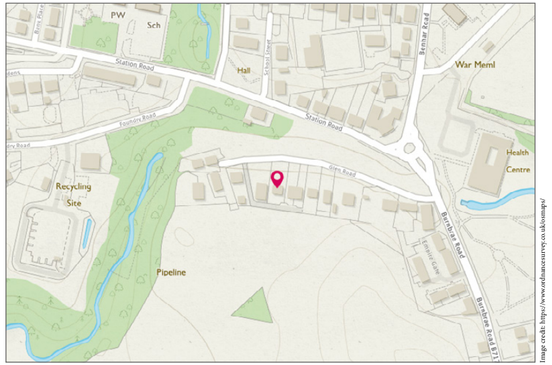
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 4.50m (14'9")
Kitchen	4.60m (15'1") x 3.30m (10'10")
Conservatory	3.70m (12'2") x 2.80m (9'2")
Bedroom 1	5.50m (18') x 3.90m (12'10")
Bedroom 2	4.10m (13'6") x 3.90m (12'10")
Bathroom	2.75m (9') x 2.60m (8'6")

Gross internal floor area (m²): 83m² | EPC Rating: D









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Part Exchange Available

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Text and description
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