





McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177

199 Station Road

SHOTTS, NORTH LANARKSHIRE, ML7 4BA

199 STATION ROAD
SHOTTS

Shotts is a small rural town in North Lanarkshire. It is located almost halfway between Glasgow (twenty one miles) and Edinburgh (twenty nine miles). 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.

This ideal family home has spacious and flexible living accommodation and is offered to the market in good internal order. Properties of this type and nature come to the market very rarely. The combination of the older style, with its good looks and character, coupled with the neutral interior, will attract a variety of potential purchasers looking for their ideal family home.
You enter the property through a welcoming hallway and an immediately impressive bright and airy lounge with a bay window to the front aspect. The room is flooded with natural light, there is also a feature fireplace and useful storage cupboard and original cornicing within this room. The kitchen has been transformed by the current owner who has painstakingly removed what was the old coal cellar and added two additional windows. The kitchen is comprised of a good range of contemporary floor and wall mounted units which provide a fashionable and efficient workspace. The final room on the ground floor is a large master bedroom with storage cupboard, window to the rear which gives stunning views over the garden and surrounding country side and en-suite which is another of many new additions added by the current owners.

Climbing the stairs, a half landing gives access to a three piece bathroom suite. Heading up another half flight of stairs brings you to the upper level of this beautiful property and give you access to the second and final double bedroom which faces the rear of the property and gives you fantastic views of the surrounding countryside.

For additional comfort, this family home benefits from both double-glazing and gas central heating. Externally, there is a low maintenance front garden, with a driveway leading to the rear where there is parking and a rear garden which is partially laid to lawn.













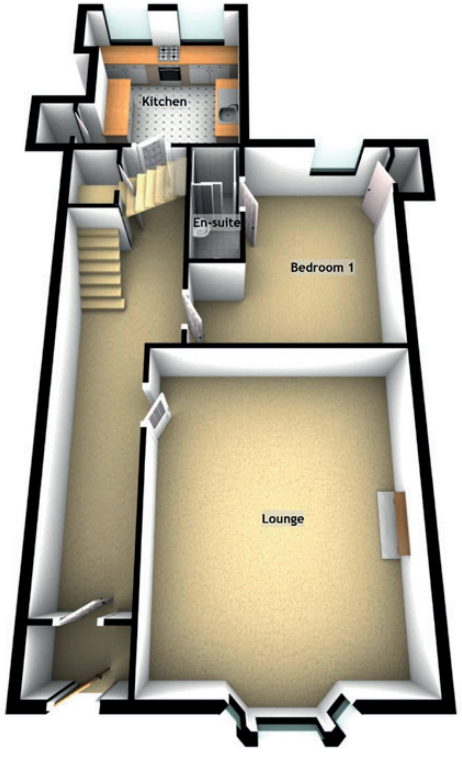


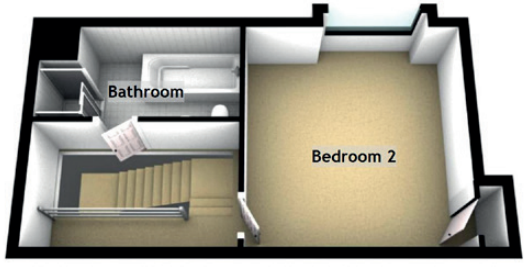












Approximate Dimensions
(Taken from the widest point)

Lounge	5.69m (18′8″) x 4.65m (15′3″)
Kitchen	4.14m (13′7″) x 3.53m (11′7″)
Bedroom 1	4.26m (14′) x 3.98m (13′1″)
Bedroom 2	4.11m (13′6″) x 3.98m (13′1″)
Bathroom	3.69m (12′1″) x 1.78m (5′10″)
En-suite	2.54m (8′4″) x 0.97m (3′2″)

Gross internal floor area (m^2) - 100m^2

EPC Rating - E

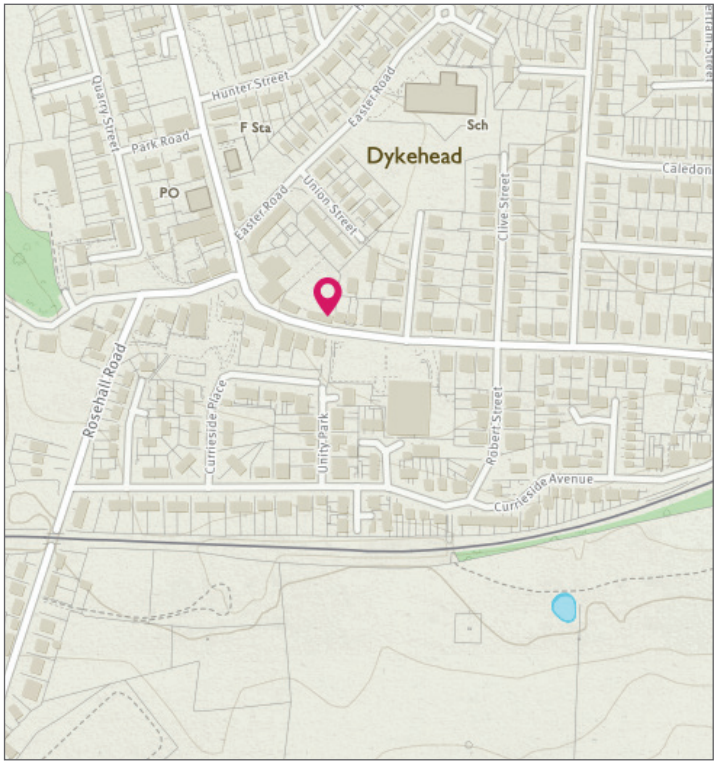


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
in association with
THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer