




McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177

2 Beechbank Cottages

HARTHILL, SHOTTS, NORTH LANARKSHIRE, ML7 5RL

2 Beechbank Cottages

The property offers excellent links to the M8 motorway on your doorstep offering easy commuter access to both Edinburgh and Glasgow with recent, and future investment Harthill has been extensively redeveloped to provide two new service stations and a local public transport interchange. Bus services to Glasgow and Edinburgh are provided on both sides of the motorway, with access to car parking from Miller Street, making Harthill the ideal location for commuting across central Scotland. Excellent local schooling and shopping is within walking distance of the property.

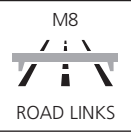
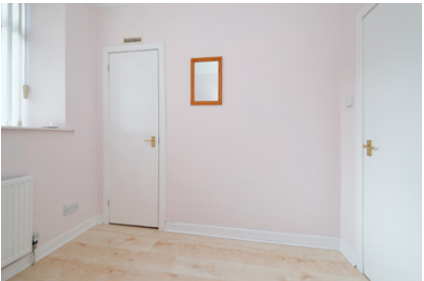
We are delighted to bring to the market this two bedroom terrace bungalow. The property would be a fantastic acquisition for either first time buyers, elderly or as sound buy-to let investment because its popular spot offers great commuting links, as well as very easy access to all local amenities. The interior has been well designed to maximize the natural available light. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

In more detail the property has an entrance hall with large storage cupboard. An impressive lounge which is flooded with natural light from the French doors which lead to the rear garden. A fitted kitchen which has a good range of floor and wall mounted units and plenty of worktop space which is sure to appeal to all aspiring chefs. There are two well proportioned bedrooms, one with fitted wardrobes. The three-piece bathroom suite with overhead shower completes the accommodation.

Externally there are paved gardens to the front and rear which are made secure by a fence; there is also a small shed for storing gardening equipment and tools.



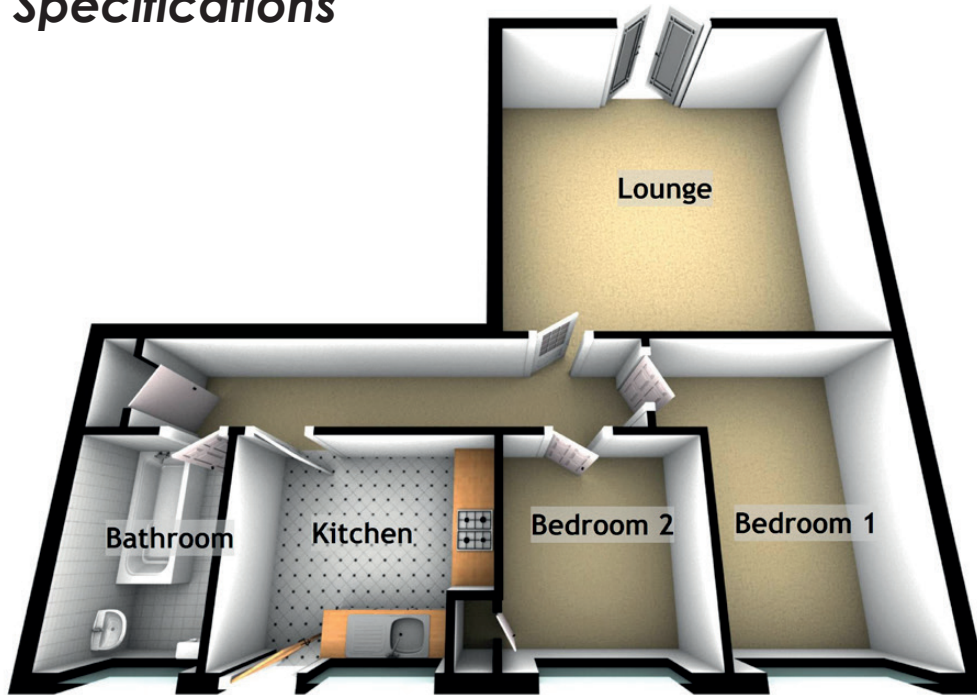
Pictured:
Front Door, Lounge and Main Hallway



“...there are two well proportioned bedrooms, one with fitted wardrobes. The three-piece bathroom suite with overhead shower completes the accommodation...”



Property Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.80m (15'9")
Kitchen	3.00m (9'10") x 2.50m (8'2")
Bedroom 1	3.70m (12'2") x 2.40m (7'10")
Bedroom 2	2.50m (8'2") x 2.30m (7'7")
Bathroom	2.50m (8'2") x 1.70m (5'7")

Gross internal floor area (m²) - 60m²

EPC Rating - C

Extras
(Included in the sale)

All floor coverings.

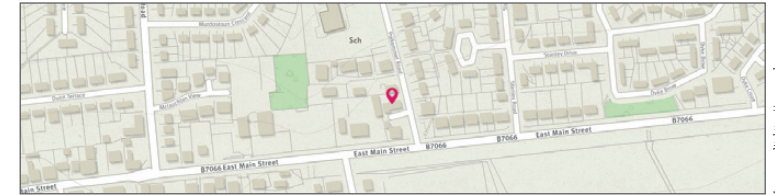


Image credit: <http://www.outlinecurvy.co.uk/amp/>

McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
SCOTT YULE
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
BEN DAYKIN
Designer

Tel. 01698 537 177 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk