



65 Herbison Crescent

Shotts, ML7 5RN

Offers over £225,000



Set within a popular, family friendly location close to the centre of Shotts, this 3 bedroom detached property offers a wonderful home for a buyer in search of their first or next time home. Herbison Crescent is a recently completed new build development in the Torbothie area of the town, perfectly placed for a commuting family looking to enjoy peaceful living close to the everyday amenities. A nearby primary and secondary school perfectly assists those with children, whilst Shotts enjoys a train station in the town centre and easy access to the M8 motorway to allow convenient travel throughout the central belt. Further local amenities including shops, a takeaway and a medical centre can be found in easy walking distance from the property itself.



Client Comments

'What attracted us most to Herbison Crescent was how generous the plot sizes were with a large driveway and space for up to three cars and great spacing between the houses. The estate itself is quiet with lovely neighbours who we will miss. There is also a great little park within the estate for kids. We also really liked the fact that Shotts has great links to both the M8 motorway and the A71 for commuting.'

Description

The property has been tastefully maintained and upgraded since purchase from new in 2022, allowing the incoming new owners the ability to move in with ease. A careful eye for detail and presentation throughout, the property offers a generous 1000 sqft of accommodation that is perfect for a growing family to enjoy. A spacious dining kitchen spanning the full rear of the property is a particular delight, equipped with stylish navy cabinets and marble worktops, with a handy selection of integrated appliances and an American fridge-freezer that will remain as part of the sale. Comfortable dining space is perfect for everyday family meals or entertaining friends, with French doors leading out to the garden at the rear. On the upper level are the 3 bedrooms, with 2 larger doubles and a smaller double that would be well suited as a home office or nursery. The larger bedrooms both enjoy the addition of fitted wardrobes, with the attic space partially floored to provide additional storage potential. The master bedroom includes an upgraded en-suite shower room with stylish tiling and wall hung sanitaryware, whilst a family bathroom enjoys a 3 piece suite with mixer shower above the bath. A ground floor WC allows everyday convenience for a busy family. Externally the property features a multi-car driveway to provide great off-street parking space, with detached marley garage to the rear ideal for a workshop or additional parking. The enclosed garden area to the rear is laid to lawn with a slabbed patio, with nothing overlooking from the rear to provide a private space for the family to relax and enjoy.

Location

Once a thriving industrial centre, Shotts is a small town situated roughly halfway between Edinburgh and Glasgow, offering a range of amenities to cater for everyday needs. A choice of schooling is on offer from primary through to secondary level whilst the town boasts a selection of shops including a supermarket, health centre and other leisure activities including Shotts Leisure Centre. The town is well positioned for commuting with a train station offering a regular service to Edinburgh and Glasgow and a nearby M8 motorway junction providing access to Scotland's major road network.

Living Room 14'8" x 11'9" (4.48m x 3.59m)

Kitchen / Dining Room 18'8" x 9'1" (5.70m x 2.78m)

Bedroom 1 11'10" x 11'9" (3.61m x 3.59m)

En-suite 8'5" x 4'1", (2.59m x 1.27,)

Bedroom 2 9'7" x 8'10" (2.93m x 2.70m)

Bedroom 3 10'9" x 6'7" (3.30m x 2.02m)

Bathroom 8'6" x 8'3" (2.61m x 2.53m)

Extras

All blinds, light fittings, floor coverings, integrated appliances and the fridge-freezer included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £230,000

Total Floor Area: 92m2 (1000 ft2)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: E - £2403.17 per year

EPC: C

Disclaimer

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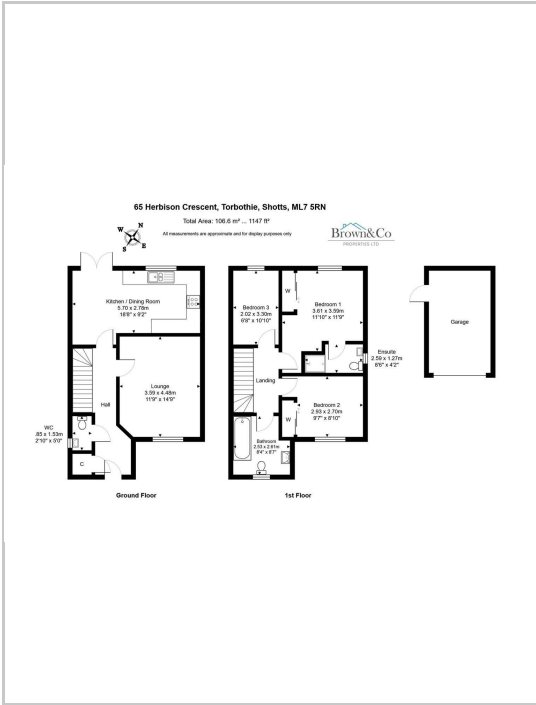
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Area Map



Floor Plans



Energy Efficiency Graph

