



# 34 Bowhousebog Road

Shotts, North Lanarkshire, ML7 5BU





## Property Summary

Accompanied by a double garage, additional private parking, and easy-to-maintain gardens, this charming semi-detached cottage is set over two floors with attractive modern interiors comprising two double bedrooms, a bathroom, and a bright and spacious reception room open to a kitchen with access to a rear seating patio. The delightful property lies within a tranquil rural community, a five-minute drive from the town of Shotts and less than a mile from Hartwood train station where services connect to Glasgow in approximately 30 minutes and Edinburgh in an hour.

Extras: All fitted floor and window coverings and light fittings are included.

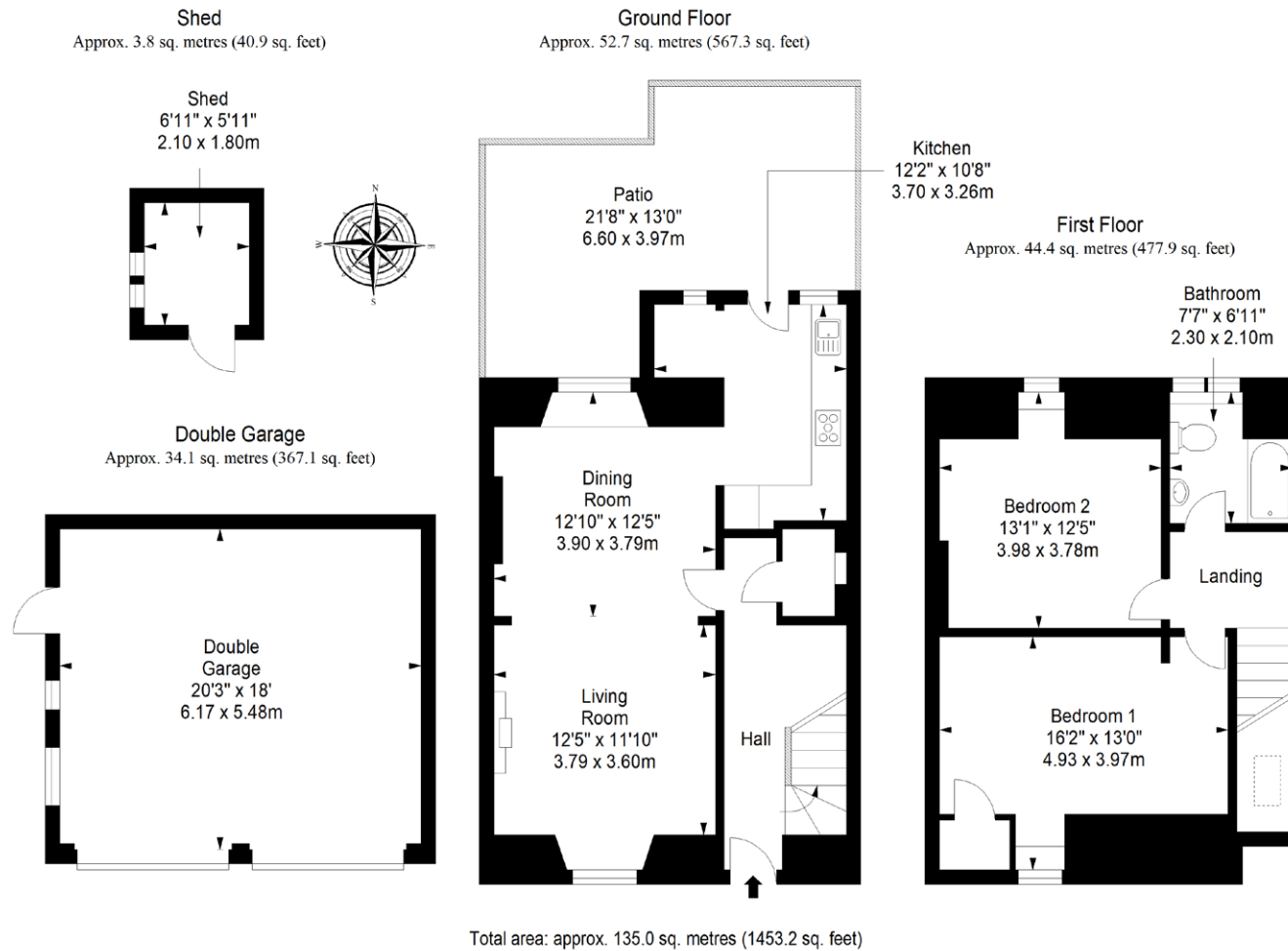
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## Property Features

- Tranquil setting close to amenities
- Tasteful modern interiors
- Spacious semi-detached period cottage
- Entrance hall with storage
- South-facing living room with stove, open to:
- Dining room with open kitchen access
- Kitchen with external rear access
- Two double bedrooms (one with storage)
- Bathroom with shower-over-bath
- Sunny front garden and rear patio with a shed
- Rear private parking and detached double garage
- Gas central heating and double glazing
- EPC Rating - F



# Floorplan



## All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106