



# 38 Baton Road

Shotts, North Lanarkshire, ML7 4HE



## Property Summary

This three-bedroom semi-detached house is a charming residence that offers bright and airy rooms, as well as ample private parking and a family-friendly rear garden. It has an appealing location on the rural edge of Shotts, with bus links just a stone's throw away and the town's amenities, schools, and train station all within easy reach. It represents an ideal home for anyone seeking a quieter pace of life, whilst still being within swift commuting distance of Glasgow city centre, which can be reached in just 30 minutes by car.

Extras: all fitted floor and window coverings, light fittings, freestanding gas cooker, fridge, freezer, and washing machine to be included in the sale.



## Property Features

- A spacious semi-detached house
- Situated in the popular town of Shotts
- Near amenities, schools and transport links
- Entrance hall with built-in storage
- Open-plan, dual-aspect living/dining room
- Well-appointed kitchen with rear porch
- Three double bedrooms with storage
- 3pc bathroom with overhead shower
- Excellent built-in storage throughout
- Well-maintained private front garden
- Large, enclosed rear garden laid to lawn
- Private driveway for three vehicles
- Timber-framed single garage
- Gas central heating and double glazing
- EPC Rating - E





A spacious semi-detached house situated in the popular town of Shotts with three double bedrooms





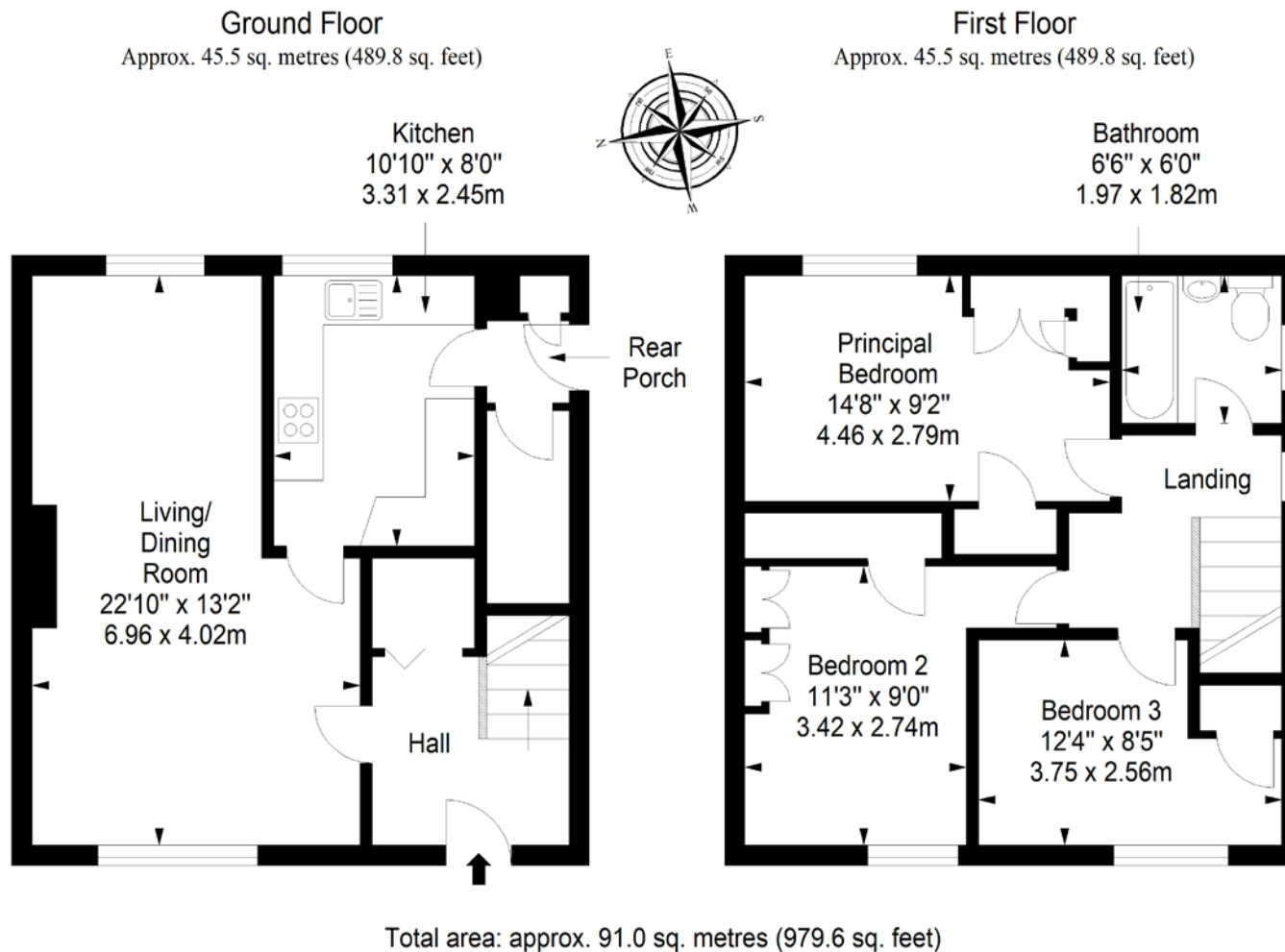


**Well-maintained private front garden, a large enclosed rear garden laid to lawn & a private driveway for three vehicles**





# 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