



8 Cluanie Avenue

Shotts, Lanarkshire, ML7 4HT



Property Summary

This two-bedroom mid-terrace forms part of an established housing development in popular Shotts. It offers spacious accommodation in crisp, neutral tones throughout. The home features a generous living and dining room with a fireplace and a large west-facing window, plus a fitted kitchen with built-in storage and rear garden access. The residence further boasts two double bedrooms with storage (one with a westerly aspect) and a contemporary shower room. Additionally, the spacious home benefits from private gardens, an external store, a drying area, and on-street parking.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Property Features

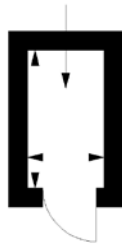
- Terraced house in popular Shotts
- Part of an established residential development
- Entrance hall with storage
- West-facing living/dining room with fireplace
- Bright kitchen with storage and external access
- Main bedroom with storage and westerly aspect
- Versatile second bedroom
- Modern shower room
- Private gardens to the front and rear
- Private external store
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C



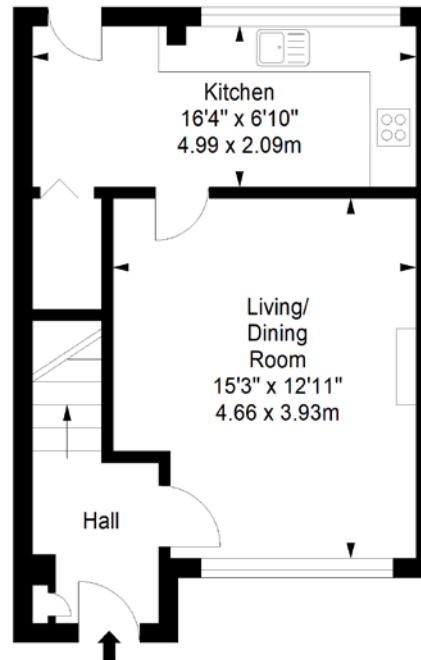
Floorplan

Store
Approx. 1.8 sq. metres (19.4 sq. feet)

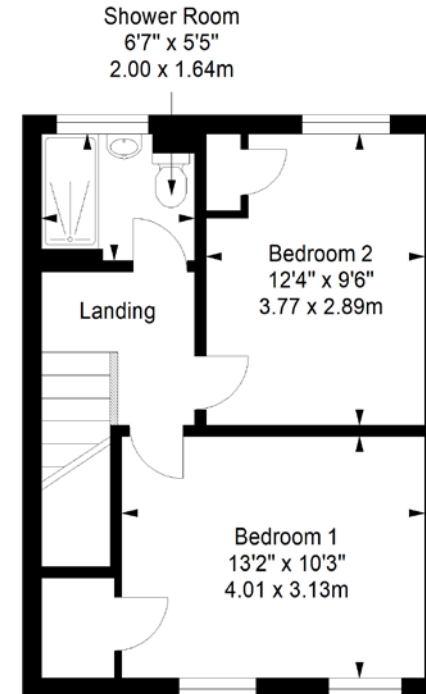
Store
6'0" x 3'3"
1.82 x 0.98m



Ground Floor
Approx. 36.2 sq. metres (389.7 sq. feet)



First Floor
Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 73.5 sq. metres (791.2 sq. feet)

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