



34 Mill Road

Harthill, Shotts, ML7 5QL

**SNEDDON
MORRISON**
SOLICITORS & ESTATE AGENTS





Property Summary

This three-bedroom mid-terrace house offers a relaxed village lifestyle in Harthill, which is just 30 minutes by car from Glasgow city centre and 45 minutes from Edinburgh city centre. It is also surrounded by open countryside, offering lots of outdoor adventures and idyllic country walks. The home itself provides neutrally decorated interiors, offering versatility and storage. Plus, the option to include all existing furniture with the sale of the property. It has well-maintained gardens to the front and rear too, the latter enjoying a landscaped lawn and patio area. Altogether, this home is ideal for commuting professionals, downsizers, and first-time buyers alike.

Extras: all fitted floor and window coverings, light fittings, gas cooker, fridge/freezer, washing machine, tumble dryer, and garden shed with remaining equipment to be included in the sale.

Property Features

- Mid-terrace house with neutral interiors
- Set in the village of Harthill
- Welcoming entrance hall
- Bright living/dining room
- Well-appointed kitchen with large storage cupboard
- Two double bedrooms with built-in/freestanding wardrobes
- Versatile third bedroom with built-in cupboards
- Quality three-piece shower room
- Low-maintenance front garden
- Fully-enclosed rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D





Mid-terrace house with a
bright living/dining room, a
well-appointed kitchen, and
three bedrooms





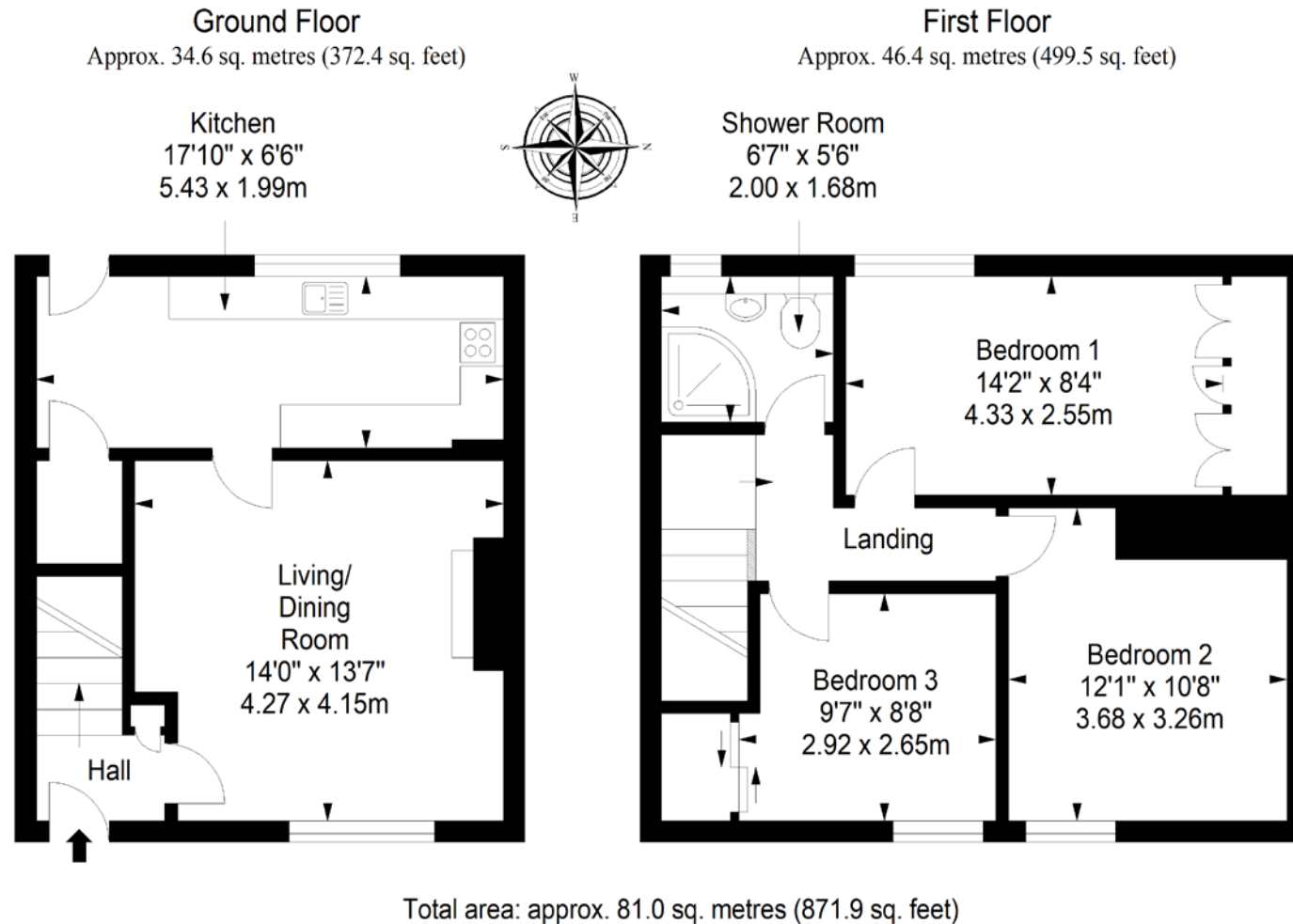


A quality three-piece shower room and a well-maintained gardens to the front and rear





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