



14 PIPERS COURT SHOTTS ML7 4DS

Sneddon Morrison Estate Agents are delighted to offer this modern and high standard specification 2 bed first floor flat to the open market. Situated in a private residential development within a quiet area of Shotts, the property is in excellent condition and decorative order throughout and will make a good home for the discerning buyer. The property is well located for access to local amenities, public transport and the village centre. Comprising:

- Entrance Vestibule & Hallway
- Lounge
- Dining Kitchen
- 2 Double Bedrooms (1 En-suite)
- Bathroom
- Gardens to front & rear
- Residents Parking

Shotts is a traditional village with local amenities available to meet everyday needs in the village centre. The village has a range of nursery and primary schooling and a variety of local shopping facilities as well as restaurants, a Post Office, banks and a Health Centre. There are a number of country parks in the vicinity and the village is well placed for the M8 motorway giving access throughout central Scotland. The village also has a train service which runs from Edinburgh to Glasgow, making it an ideal area for the commuter.

ENTRANCE VESTIBULE & HALLWAY

Entry to the property is gained via a PVCu/glazed door into the vestibule, which has carpet to the floor and a wall-mounted radiator. The vestibule provides access to the carpeted staircase, which in turn leads into the hallway, which has carpet to the floor, a wall-mounted radiator and power points and which provides access to the lounge, dining kitchen, bathroom, 2 bedrooms, 2 large storage cupboards and the loft space.

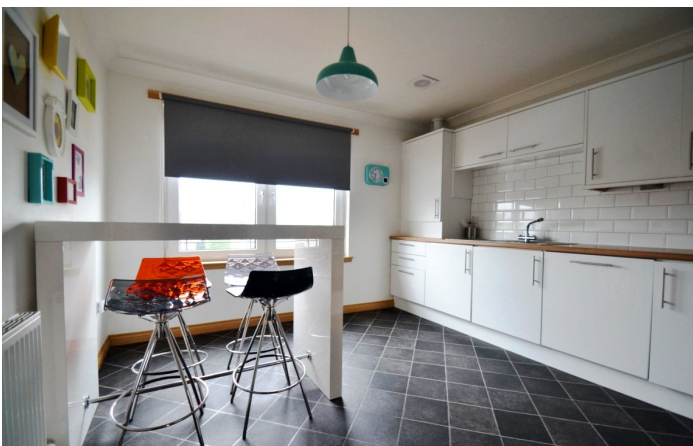
spacious and high specification kitchen has a large window, which overlooks the residents parking area. The kitchen has cushioned vinyl to the floor, a wall-mounted radiator, ample power points, splash back tiles and a stainless steel sink with drainer and there are ample base and wall units (under unit lights) with coordinated worktops. Integrated appliances include; a halogen hob/electric oven/stainless steel cooker hood, fridge/freezer, dishwasher and a washing machine and the area further benefits from a breakfast bar, extractor fan and coving to the ceiling. The boiler is located within a kitchen wall unit.



LOUNGE

4.32m x 3.45m or (14' 2" x 11' 4")

The lounge, which is set to the rear of the property, has French doors with a Juliet Balcony overlooking the garden area and is a bright, airy space. There is carpet to the floor, a wall-mounted radiator, TV point, telephone point and ample power points, with the room further benefitting from coving to the ceiling.



DINING KITCHEN

3.56m x 3.39m or (11' 8" x 11' 1")

Set to the front of the property, the bright, modern,



BEDROOM 1

4.32m at widest point x 3.78m or (14' 2" x 12' 5")

Situated to the rear of the property this large double bedroom has a large window, which makes for a bright & airy room. The room has carpet to the floor, a wall-mounted radiator, TV point and ample power points and further benefits from a built in double mirrored wardrobe and coving to the ceiling.

EN-SUITE

2.29m x 1.55m or (7' 6" x 5' 1")

The spacious and modern en-suite comprises of; a WC, wash hand basin set over a pedestal and a tiled corner shower cubicle with a mains shower. The room has an opaque window to the rear, cushioned vinyl to the floor, a wall-mounted heated towel rail, partial tiling to the walls, an extractor fan and there is coving to the ceiling.



GARDEN

The property has gardens to the front and rear. The front garden has an open aspect and is laid with decorative stone chips and the rear garden area is of timber decking with a partial timber fence perimeter.

EXTRAS

Can be discussed and agreed with the seller.

INFORMATION - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

VIEWING

Strictly by appointment through Sneddon Morrison Estate Agents – **01501 740345**

OFFERS

All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents
Fax No. – 01501 745440

INTEREST

It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT

Adam Laurie on **07970 586085** or **01501 740345**.

THINKING OF SELLING?

To arrange your **FREE** market valuation today simply call **01501 740345** and ask for Adam Laurie.



BEDROOM 2

3.14m x 3.72m or (10' 4" x 12' 3")

Situated to the front of the property this double bedroom has a window which looks over the residents parking area. The room has carpet to the floor, a wall-mounted radiator and ample power points and further benefits from a built in double mirrored wardrobe and coving to the ceiling.



BATHROOM

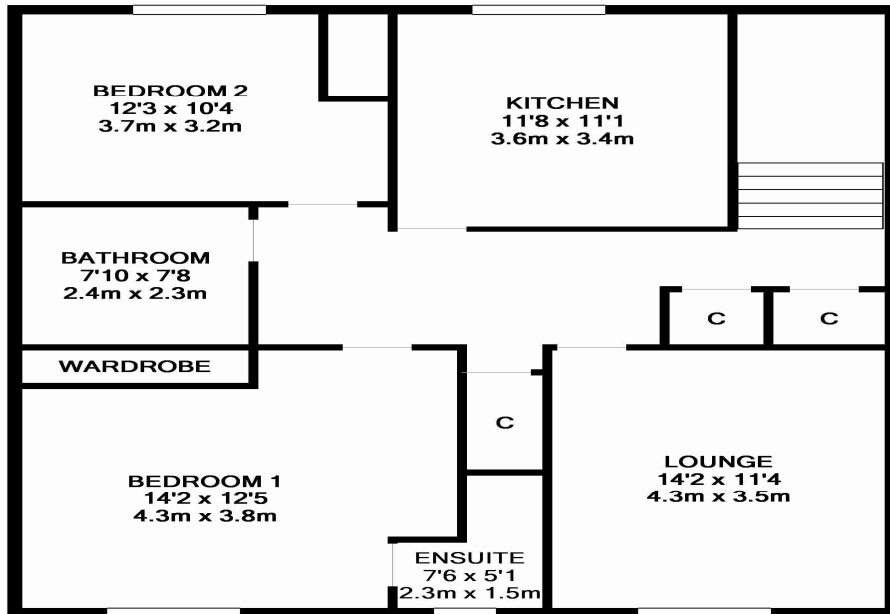
2.35m x 2.40m or (7' 8" x 7' 10")

The modern white bathroom suite has cushioned vinyl to the floor and a wall-mounted heated towel rail and the suite itself comprises of; a WC, wash hand basin set over a pedestal and a bath. The walls are partially tiled and there is an extractor fan and coving to the ceiling.

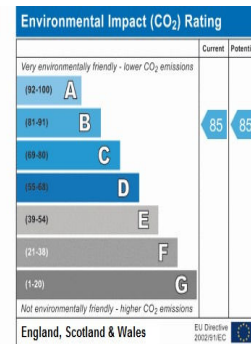
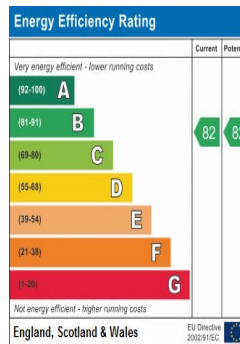
THINKING OF SELLING?

We would be happy to provide you with a **FREE** market appraisal of your home at your convenience.

For Your Free Valuation please call
01501 740 345



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Address:
14 Pipers Court Shots ML7 4DS

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 respects prior to submitting offers. The sellers do not bind themselves to accept the highest or any offer.

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