



2 BEDROOM LOWER FLAT

121A STATION ROAD, SHOTTS ML7 5DY

Sneddon Morrison Estate Agents are delighted to offer this appealing modern, two bedroom lower terraced ground floor flat, to the open market. Situated in a convenient area within the village of Shotts, the property is in good 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 Hallway
- Lounge
- Dining Kitchen
- Two Double Bedrooms (Master En-suite)
- Bathroom
- Decked Garden area to Rear

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, a Health Centre, library, a Leisure Centre and a Golf Club. 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 HALLWAY

Entry to the property is via a PVCu/glazed door into the hallway, which has laminate to the floor and provides access to all rooms in the property plus two storage cupboards.

LOUNGE

4.5m x 4.14m or (14' 9" x 13' 7")

The lounge has a large window to the front overlooking the street and is a bright, airy space. There is laminate to the floor, a wall-mounted radiator, a TV point, a telephone point, ample power points and the lounge further benefits from coving to the ceiling.



DINING KITCHEN

3.78m x 2.91m or (12' 5" x 9' 7")

Set to the rear of the property, the contemporary kitchen has a window and PVCu/glazed door, which overlook the garden area. There is laminate to the floor, a wall-mounted radiator, ample power points, slate splash back and a stainless steel sink with drainer. The kitchen has base and wall units with coordinated worktops and an integrated gas hob/electric oven/cooker hood as well as a dishwasher and

fridge/freezer. The room also has ample space for a freestanding washing machine.



BEDROOM 1

3.76m x 2.89m or (12' 4" x 9' 6")

Situated to the rear of the property this double bedroom has a large window, which makes for a bright & airy room. The room has carpet to the floor, a wall-mounted radiator and ample power points and benefits from a double fitted wardrobe, which provides adequate hanging and shelving space and there is coving to the ceiling.



EN-SUITE

2.54m x 2.04m or (8' 4" x 6' 8")

The en-suite shower room has an opaque window to the rear of the property allowing loads of natural light. With vinyl to the floor, the shower room comprises of a WC, a wash hand basin set over a pedestal and a corner shower cubicle with a mains shower. The walls are fully tiled and there is a heated towel rail.



BEDROOM 2

3.23m x 3.34m or (10' 7" x 10' 11")

Situated to the front of the property this double bedroom has a window overlooking the street. The room has laminate to the floor, a wall-mounted radiator and ample power points and further benefits from a double fitted wardrobe and there is coving to the ceiling.



BATHROOM

1.99m x 1.93m or (6' 6" x 6' 4")

The contemporary bathroom has an opaque window to the rear of the property allowing loads of natural light. There is vinyl to the floor and the suite comprises of a WC, a wash hand basin set over a pedestal and a bath with a mains shower over. There is a glass shower screen and the room is fully tiled and has a heated towel rail.



GARDEN

The property has a garden area to the rear, which has timber decking.

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.

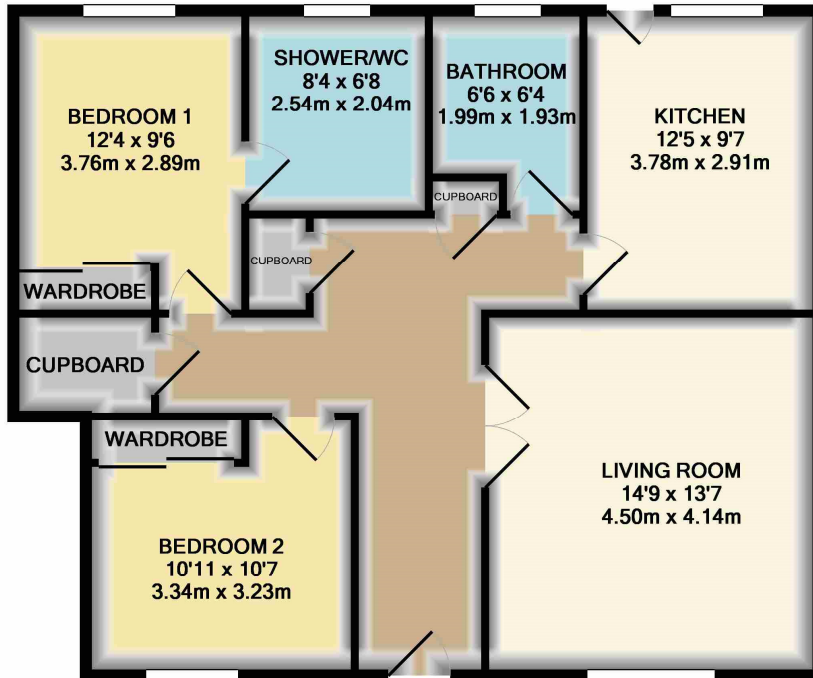
OFFICE CONTACT - Adam Laurie on **07970 586085** or Stacey Stirrat on **01501 740345**.

THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 740345** and ask for Adam Laurie or Stacey Stirrat.

Thinking of Selling?

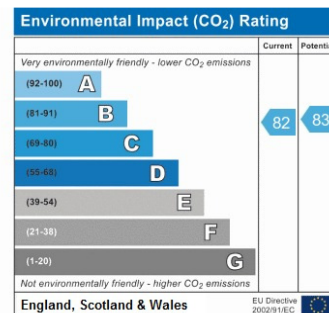
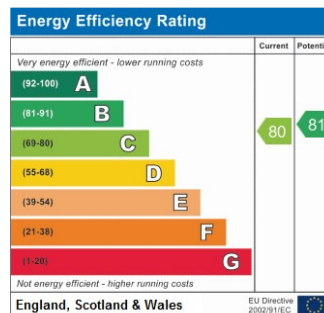
We would be happy to provide you with a **FREE** market appraisal of your home at your convenience.

For your **FREE** Valuation please call
01501 740 345



TOTAL APPROX. FLOOR AREA 860 SQ.FT. (79.9 SQ.M.)

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:
121a Station Road Shotts North Lanarkshire ML7 5DY

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



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