





23 Empire Gate

Shotts

Welcome to 23 Empire Gate. Tucked away at the rear of a peaceful residential development in Shotts, this presents a rare opportunity to purchase a spacious and beautifully maintained upper flat that's ready to move into. With lovely open views, upgraded features, and a quiet yet convenient location, this property will instantly appeal to first-time buyers taking that exciting first step onto the property ladder, savvy investors looking for a hassle-free addition to their portfolio, or those wishing to downsize without compromising on comfort or space. As you enter the flat, you're welcomed into a bright and airy hallway that immediately sets the tone for what's to come—this is a home that's been thoughtfully cared for and gently modernised, with plenty of natural light and a calm, homely atmosphere.

To the rear of the property, the generous lounge offers a real sense of space and tranquillity. It's a room you'll want to relax in, featuring a large window that frames a lovely view across a well-maintained grassy area, offering both greenery and privacy. Whether you're curling up with a book or entertaining friends, this space feels peaceful and private—your own little retreat from the outside world.

Adjacent to the lounge is a practical and well-equipped kitchen. Neat and functional, it provides ample storage and preparation space, making it easy to whip up your favourite meals. It's a kitchen that's easy to live in, with everything you need just where it should be.



The property offers two well-sized double bedrooms, both providing excellent storage options. The main bedroom, positioned at the rear, shares the same serene green outlook as the lounge—a real bonus that brings a peaceful quality to the space, perfect for unwinding at the end of the day. The second bedroom, also a full double, sits to the front and is equally well-proportioned, making it ideal for guests, a home office, or a stylish dressing room, depending on your lifestyle needs. The bathroom has been recently refreshed to offer a bright, clean space with a neutral finish. While not ultra-modern, it has a crisp and tidy feel—functional, fresh, and ready for everyday use without the need for immediate upgrades.

One of the standout features of this home is the investment in modern comfort—new triple-glazed windows have been installed throughout, significantly enhancing both warmth and soundproofing. A new gas boiler and contemporary radiators have also been fitted, ensuring the flat remains cosy and efficient all year round.

Location-wise, 23 Empire Gate couldn't be more convenient. Just a short stroll from your front door, you'll find everyday essentials including the local Co-op, a dental practice, hairdressers, and other local services. Shotts Train Station is nearby, offering direct links to both Glasgow and Edinburgh—making it an excellent spot for commuters looking for a quieter pace of life without losing connection to the city.



In summary, this delightful upper flat combines comfort, convenience, and quiet charm in equal measure. With its generous proportions, peaceful outlooks, and recent upgrades, it's a home that feels both practical and welcoming from the moment you walk through the door. Early viewing is highly recommended to fully appreciate everything this lovely property has to offer.

Council Tax band: C

Tenure: Freehold



Approximate Gross Internal Area = 66.0 sq m / 710 sq ft

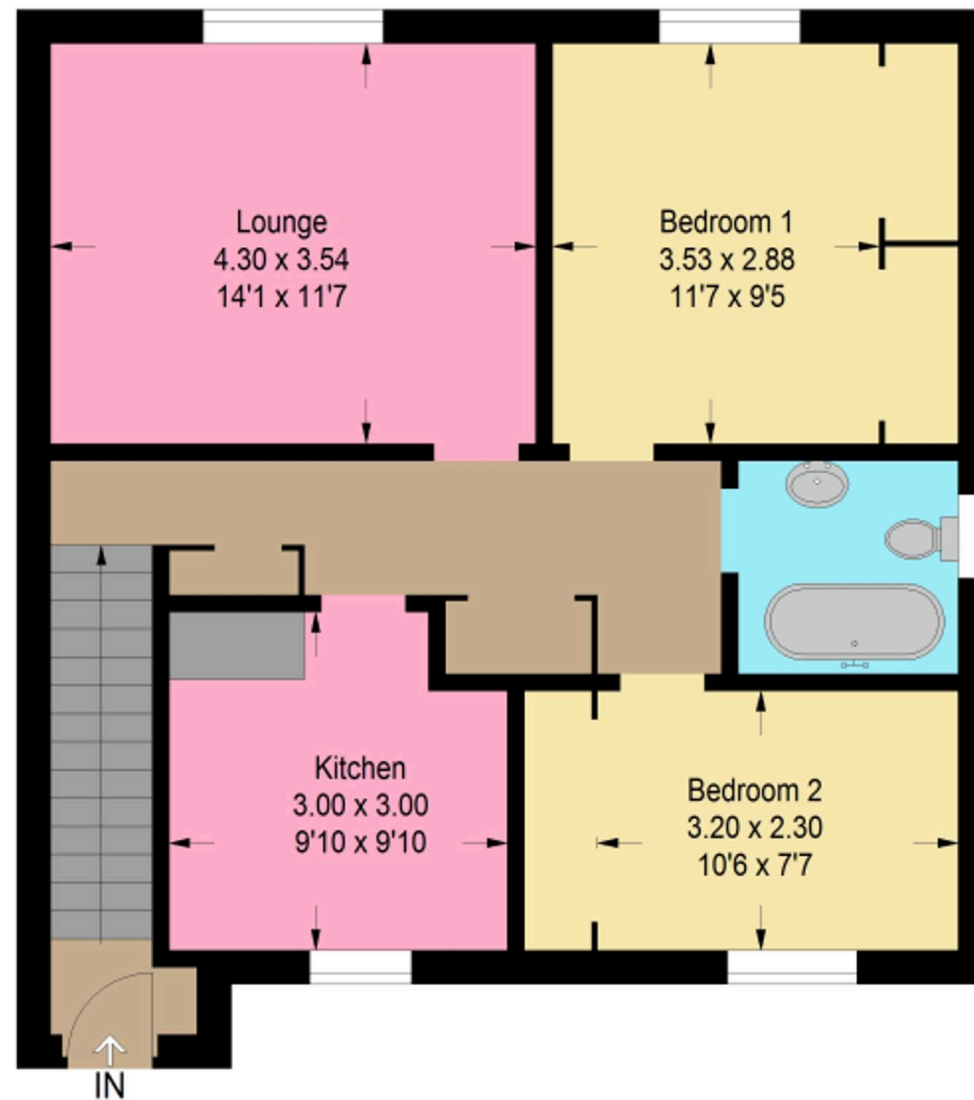


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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

