







## 12 Clive Street

### Shotts

Step into a home bursting with potential at 12 Clive Street a charming ground floor bungalow nestled on a peaceful residential street in the heart of Shotts. This property presents a rare and exciting opportunity for a buyer to transform it into something truly special.

As you enter, you're greeted by a traditional entrance hallway, leading first to a bright and spacious double bedroom featuring a beautiful bay window at the front of the property ideal for creating a calm, comfortable retreat. Just along the hallway is the bathroom, ready for a modern makeover to suit your style.

The generous lounge sits at the heart of the home, offering excellent proportions and plenty of natural light. From here, you move through to the kitchen, which leads on to a rear sunroom an incredibly versatile space perfect for a home office, reading nook, or hobby room.

The sunroom opens out to the rear garden, which is east-facing ideal for enjoying the morning sun. The garden offers further scope for landscaping or outdoor entertaining, making it a lovely extension of the living space.





Clive Street is ideally located for daily convenience and connectivity. Shotts train station is just a short walk away, offering direct services to both Glasgow and Edinburgh perfect for commuters. Local amenities include a selection of shops, cafés, takeaways, and pharmacies, with larger supermarkets and leisure facilities just a short drive away.

Whether you're a first-time buyer, downsizer, or investor, this property offers a fantastic blank canvas to create a warm and welcoming home in a well-connected community

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







Approximate Gross Internal Area  
67.8 sq m / 730 sq ft



Illustration For Identification Purposes Only.  
Not To Scale (ID:1192332 / Ref:90406)





## Bridges Properties

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