



**Broom Wynd**  
Shotts, ML7 4HP

**move **

Broom Wynd  
Shotts  
ML7 4HP

End Terrace

2 Bedrooms  
1 Reception  
1 Bathroom



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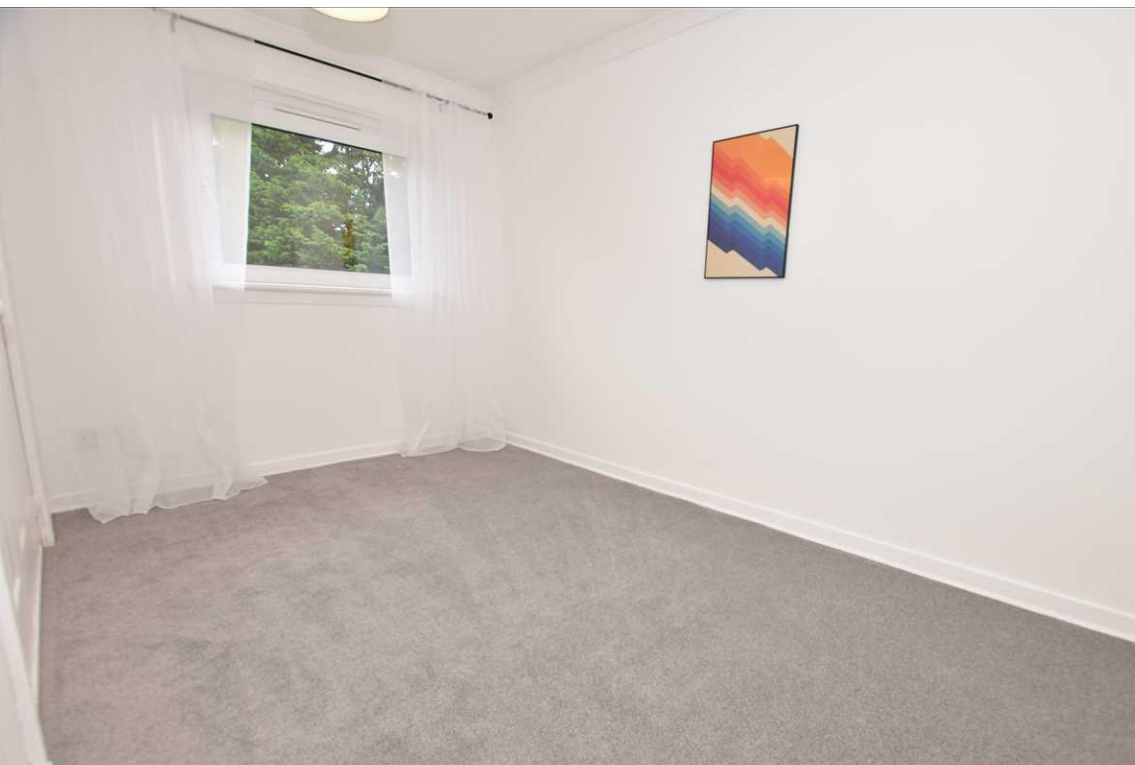
## KEY FEATURES

- **Lovely end terraced home, recently refurbished throughout and in walk-in condition**
- **Bright lounge with neutral decor and laminate flooring**
- **Modern kitchen with grey wall and floor units and a large storage cupboard**
- **New bathroom suite finished with grey wet-wall panelling and a chrome towel rail**
- **Both bedrooms are doubles with new carpets and both have fitted storage**
- **Enclosed rear garden with lawn area and paved patio**
- **Residents parking area**
- **Quiet location with no through traffic**
- **Close to Shotts Main Street, train station and the M8 motorway**
- **COUNCIL TAX BAND: A - EPC RATING: D**

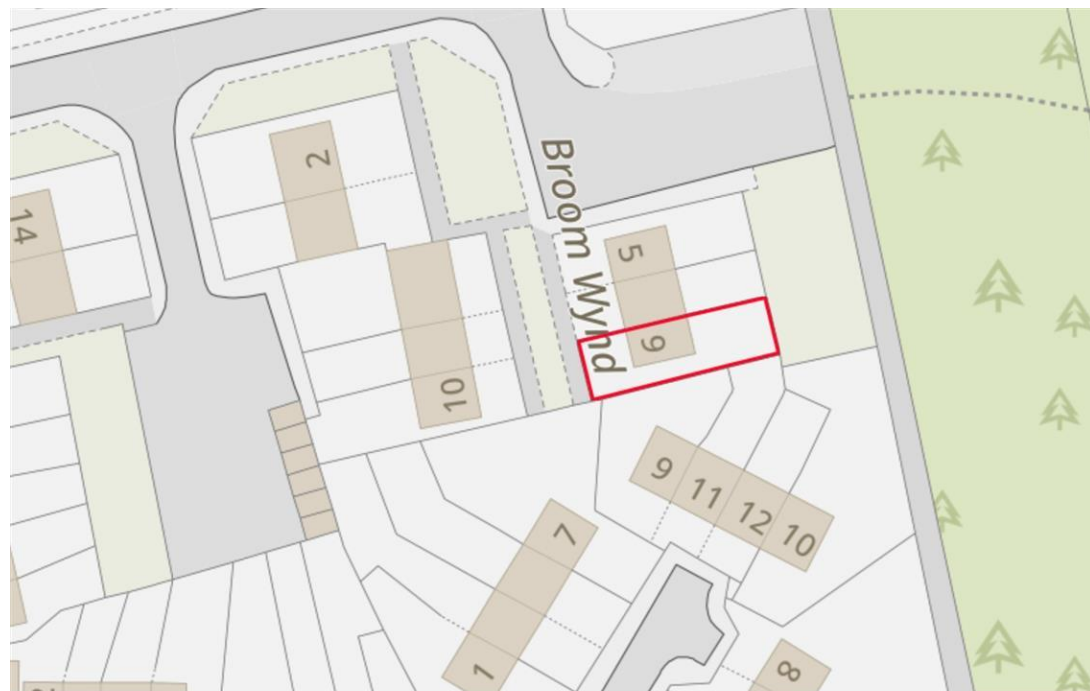


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## Broom Wynd, Shotts, ML7 4HP

Move On are delighted to present to the market this fantastic 2 bedroom end terraced home in Shotts - Broom Wynd.

This property has been recently refurbished throughout, and is in true walk-in condition. The accommodation features: A bright, front facing lounge, with tasteful neutral decor and new grey laminate flooring' good sized kitchen, with modern grey wall and floor units, contrasting worktops and a large store; 2 generous double bedrooms, both with fitted wardrobes and new carpeted flooring; and a brand new bathroom suite finished with stylish grey wet-wall panelling, white sanitary-ware and a chrome towel rail. There is gas central heating and double glazing.

Externally there is a large, fully enclosed garden to the rear and side, with a paved patio area and lawn; and there is a small garden to the front. To the side of the building is a parking area for residents and guests.

Broom Wynd is a quiet-cul-de-sac in Shotts, close to the Main Street which has a range of amenities for day to day shopping; and local schools. Shotts Train Station is nearby, which has frequent services to Glasgow and Edinburgh, and for those commuting by car there is easy access to the M8 motorway.

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## ROOM MEASUREMENTS

Lounge: 4.70m (15' 5") x 3.96m (13' 0")

Kitchen: 5.00m (16' 5") x 2.10m (6' 11")

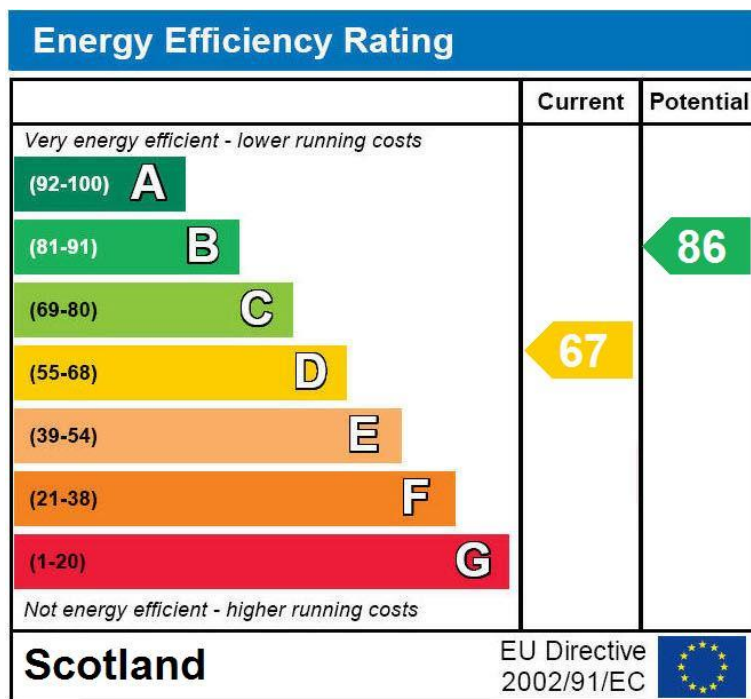
Bedroom 1: 4.07m (13' 4") x 3.10m (10' 2")

Bedroom 2: 3.91m (12' 10") x 2.95m (9' 8")

Bathroom: 2.01m (6' 7") x 1.75m (5' 9")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

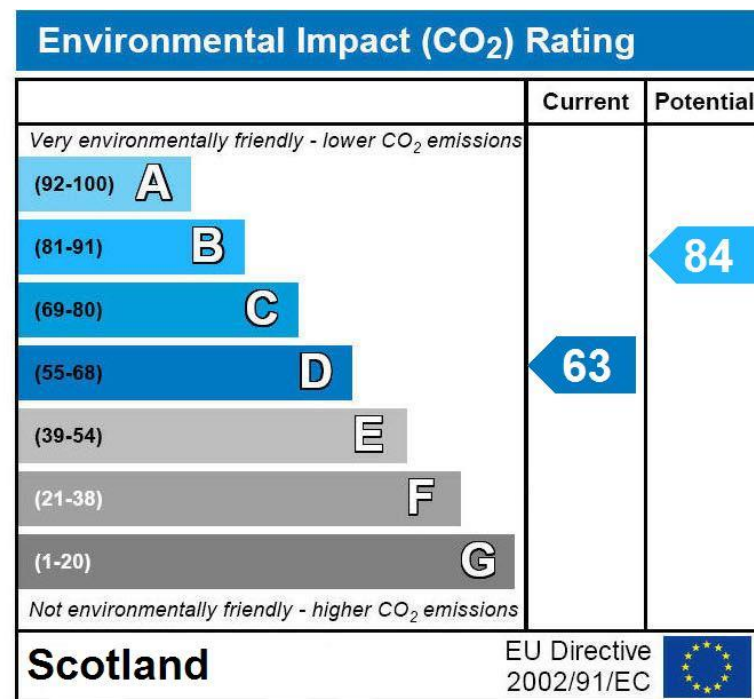


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band D (67)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (63)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



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