





### **FRESHLY REDECORATED 2 BEDROOM UPPER VILLA!!**

Niall McCabe and RE/MAX Property are delighted to bring to the market this fabulously spacious two bed, upper villa, which is pleasantly situated in the very popular Easter Road in, Shotts, North Lanarkshire. The property has been freshly finished throughout and boasts spacious accommodation and would make an excellent investment opportunity.

Shotts has a full range of shops, financial services, doctor surgery, leisure centre, library, pre-primary and secondary schooling, bars and restaurants. Shotts train station delivers a timely and frequent service directly to Edinburgh and Glasgow making this location ideal for commuting.

The home report can be downloaded from our website.

Freehold

Council tax band C

There are No Factor Fees

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property – no warranty is given or implied.

Council Tax band: C

Tenure: Freehold

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### Entrance Hallway

Bright & airy hallway finished in neutral tones, complete with fresh carpeting and contrasting wall coverings – creating a wonderful first impression.

### Lounge

17' 3" x 12' 10" (5.26m x 3.90m)

Bathing in natural light, the front facing lounge is an ideal spot to relax and entertain friends. A large space with a flexible floorspace for various furniture formations, and chic central lighting. The room enjoys a pretty, neutral finish & also a large storage cupboard.

### Kitchen

9' 2" x 8' 2" (2.80m x 2.48m)

The well-equipped kitchen boasts a large array of base & wall mounted units, complete with contrasting worktop and floor design – the room benefits from a large side facing window & space for freestanding appliances.

### Bedroom 1

12' 7" x 7' 9" (3.84m x 2.36m)

The principal bedroom is of generous proportions and hosts central lighting, a wall mounted radiator and large rear window. There is also fitted storage and plush carpeting.

### Bedroom 2

12' 5" x 8' 11" (3.79m x 2.71m)

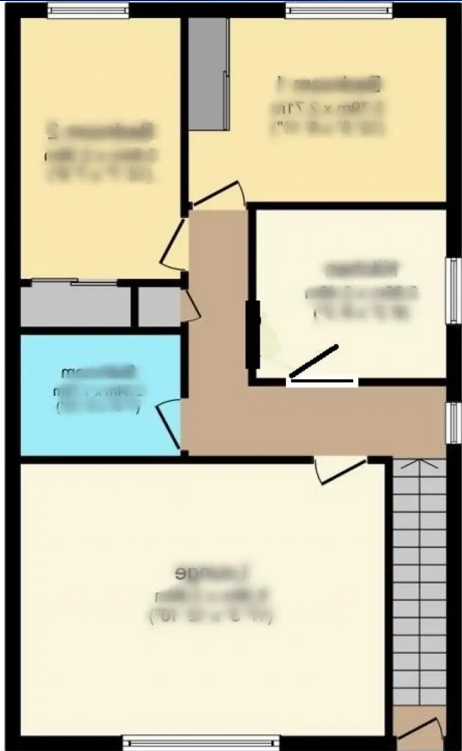
Bedroom 2 is also a sizeable double which is finished in fresh tones, with comfortable carpeting. There is also fitted storage and a modern central light fitting.

### Family Bathroom

7' 8" x 5' 10" (2.34m x 1.79m)

Completing the internal accommodation is a lovely 3-piece family bathroom which comprises of a large bathtub, with overhead shower attachment, wash hand basin tucked into a neat vanity & W.C – there is also a pretty half mirrored section & newly fitted flooring.







**RE/MAX Property**

Remax Property, Remax House - EH54 6TS

01506 418555 • [info@remax-livingston.net](mailto:info@remax-livingston.net) • [www.remax-livingston.net](http://www.remax-livingston.net)



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Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.