



1 Westcraigs Road, Harthill, Shotts, ML7 5SL
Offers over £248,000

RE/MAX Property

Stunning Detached Modern Home with multiple Family rooms and a secluded rear garden!

Lauren Beresford and RE/MAX Property are delighted to present to the market this three/four Bedroom Property located in Westcraigs Road, Harthill, Shotts, ML7 5SL. Comprising of: Entrance Hall, Lounge, Kitchen/Dining, Utility, Shower Room, Family Room, Three Bedrooms and Bathroom. This property benefits from an accessible side entrance with ramp, gas central heating, double glazing and three-car driveway.

Westcraigs Road is situated within easy reach of the local amenities of Harthill and is well positioned to take advantage of all levels of schooling and its within easy reach of a selection of supermarkets, restaurants, bars, sporting and recreational facilities. Situated approximately halfway between Glasgow (21 miles west) and Edinburgh (25 miles east), it offers a tranquil setting with convenient access to both cities via the M8 motorway. The village is well-connected, with the Heart of Scotland Services providing direct links to Edinburgh and Glasgow every 15 minutes, making it an ideal location for commuters.

The home report can be downloaded from the RE/MAX website.

Freehold Tenure
Council Tax Band E
No Factor fees

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes





Hallway 5.36m x 3.09m (17' 7" x 10' 2")

Enter through the composite door into the Hallway. There is access to the Lounge, Shower Room, Kitchen/Dining, Utility, Family Room and staircase to the upper level. The Hallway has two central light fittings, painted walls, one radiator, click vinyl flooring, and two built-in cupboard spaces.

Lounge 3.71m x 3.65m (12' 2" x 12' 0")

Lounge located at the front of the property with a lovely feature wall and front facing bay window. Around the room there is one central light fitting, painted walls, one radiator and click vinyl flooring.

Shower Room 2.96m x 1.99m (9' 9" x 6' 6")

Shower Room located on the ground level comprising of toilet, sink with mixer tap and corner shower unit with electric shower. There is one central light fitting, painted and partially tiled walls, opaque side facing window, heated towel rail and tile flooring.

Kitchen/Dining 8.79m x 5.04m (28' 10" x 16' 6")

Kitchen comprising of: Fitted wall and base units, worktops, space for white goods, extractor, double oven, 5 gas hob burner, integrated dishwasher and stainless-steel sink with mixer tap. There is spotlighting, two rear windows, two sets of French doors, painted walls, one radiator and click vinyl flooring. Additionally, there is access to the utility room.

Utility 2.63m x 1.94m (8' 8" x 6' 4")

Located off the Kitchen/ Dining area with access to the front of the property via ramp. There is one central light fitting, painted and partially tiled walls, one radiator and click vinyl flooring. Also has wall and base units, worktops, cupboard space, integrated boiler and space for appliances.

Dining/ Bedroom 3.49m x 2.63m (11' 5" x 8' 8")

Room located at the entrance of the property, this space can be used for a Bedroom or Dining room, the utility room is located behind this room and has the option of becoming an Ensuite. Around the room there is one central light fitting, a front facing bay window, wallpaper and painted walls, one radiator and click vinyl flooring.

Upper Hallway 5.58m x 1.23m (18' 4" x 4' 0")

Hallway giving access to Bedroom 1, Bedroom 2, Bedroom 3, Bathroom and storage cupboard. There is one central light fitting, painted walls and laminate flooring

Family Bathroom 2.60m x 2.59m (8' 6" x 8' 6")

Family Bathroom comprising of toilet and sink with mixer tap vanity unit and freestanding bath. There is one central light fitting, rear facing opaque window, painted and partially tiled walls, one radiator and tiled flooring.

Bedroom 1 5.89m x 4.86m (19' 4" x 15' 11")

Excellent sized double Bedroom located at the front of the property with fitted wardrobes and access to the Ensuite. There are two central light fittings, front facing window, painted walls, one radiator and laminate flooring.

Ensuite 1.76m x 1.69m (5' 9" x 5' 7")

Ensuite Shower Room comprising of corner shower unit with mains connection, sink and toilet. There is one central light fitting, painted and partially tiled walls, towel radiator and tile flooring.

Bedroom 2 4.57m x 3.94m (15' 0" x 12' 11")

Double bedroom looking onto the rear of the property. There is one central light fitting, painted walls, one radiator and laminate flooring.

Bedroom 3 4.48m x 2.60m (14' 8" x 8' 6")

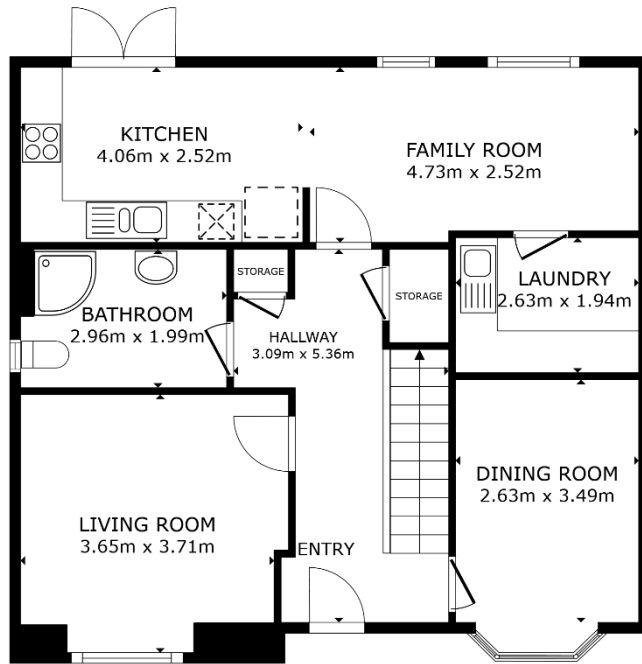
Double Bedroom located at the front of the property with built-in wardrobes. There is one central light fitting, painted walls, one radiator and laminate flooring.

Front

Fence surround with gate and three car mono-block driveway, there is a grassed section, gravelled areas, paved path and accessible ramp leading to the side door of the property.

Rear Garden

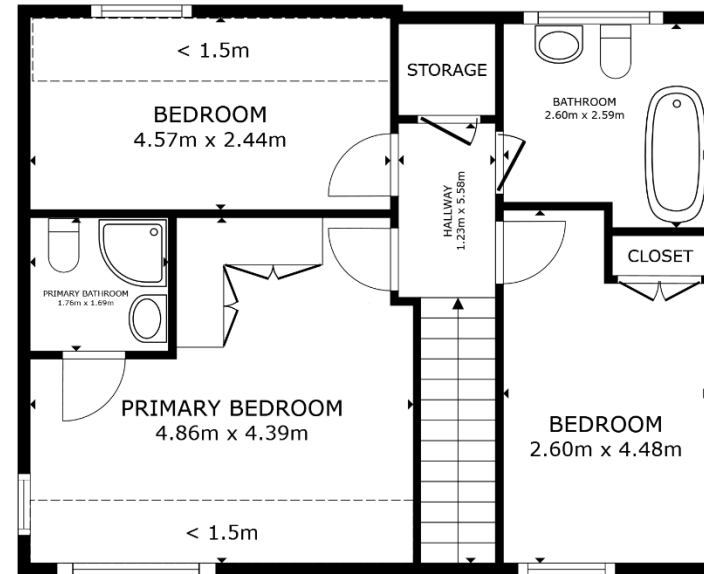
Grassed area, decking with pergola, patio, flower beds, shed and space at the side of the property for storage.



FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 73.2 m² FLOOR 2 55.4 m²
 EXCLUDED AREAS : REDUCED HEADROOM 3.9 m²
 TOTAL : 128.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

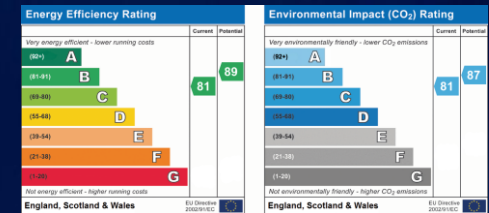
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