





Welcome to this stunning 3-bedroom semi-detached house situated in a peaceful residential setting. This modern property boasts a unique feature of a downstairs bedroom, perfect for guests or family members with mobility needs. Upon entering, you are greeted by a spacious hallway leading to living room adorned with a large window that faces the front of the property, allowing ample natural light to flood the space.

The open-plan kitchen diner is ideal for entertaining, providing a seamless flow from cooking to dining. A convenient downstairs WC and utility room add to the functionality of the ground floor. The standout feature of the house is the bright conservatory with a new roof, offering a tranquil spot to relax and enjoy the scenery.

The property has been recently renovated, including a freshly updated family bathroom that exudes a modern aesthetic. The three bedrooms are generously proportioned, providing comfort and privacy for all members of the household. Each room offers ample storage space, ensuring a clutter-free living environment.

For those who appreciate convenience, this property is excellently located with easy access to Glasgow and Edinburgh via the nearby transport links. Whether commuting for work or leisure, you will find the location to be both practical and efficient.

In summary, this property offers a perfect blend of modern living and tranquillity in a sought-after residential area. The thoughtful layout and recent renovations make it an ideal choice for those looking for a move-in ready home with stylish features. Don't miss the opportunity to make this house your own and experience the comfort and convenience it has to offer. Schedule a viewing today to witness the charm of this delightful property firsthand.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Located in the sought-after area of Shotts, this property enjoys a peaceful residential setting while remaining well-connected to local amenities. Residents benefit from nearby shops, supermarkets, and cafés, making day-to-day living convenient. The area is served by local schools, parks, and recreational facilities, ideal for families. For commuters, excellent transport links are available, including access to major road networks and local bus services, while nearby rail stations provide easy links to Glasgow, Edinburgh, and surrounding towns. With its friendly community atmosphere and proximity to both urban conveniences and scenic countryside, this location perfectly balances comfort, accessibility, and lifestyle.

Hallway

13' 0" x 6' 0" (3.95m x 1.84m)

A bright and welcoming entrance hallway featuring stylish laminate flooring that complements the home's modern feel. The space benefits from a radiator providing a warm and comfortable atmosphere, along with convenient electric outlets and a ceiling light fixture ensuring the area is well lit. Carpeted stairs lead to the first floor, adding a soft touch and a smooth flow through the home.

Bedroom 3

9' 7" x 13' 0" (2.92m x 3.95m)

A spacious double bedroom located on the ground floor, offering a pleasant outlook over the front garden. The room is finished with attractive laminate flooring and features a radiator for warmth, ample power outlets for convenience, and a ceiling light fixture providing a bright and comfortable setting. This versatile space is ideal as a main bedroom, guest room, or home office.

Kitchen Diner

21' 7" x 9' 5" (6.57m x 2.86m)

Situated to the rear of the property and overlooking the rear garden, this spacious open-plan kitchen diner offers a perfect blend of functionality and comfort. The kitchen area features stylish laminate flooring and is fitted with an integrated double oven and gas hob, along with a fridge freezer and ample power outlets for all appliances. The adjoining dining area, finished with soft carpet flooring, provides a welcoming space for family meals or entertaining guests. Both areas benefit from ceiling light fixtures ensuring a bright, airy feel throughout. From here, there is convenient access to the downstairs WC, utility room, conservatory, and rear garden, enhancing the flow and practicality of the home.



WC

5' 1" x 3' 0" (1.56m x 0.91m)

A convenient two-piece downstairs WC, fully tiled in neutral tones for a clean and modern finish. The space includes a wash basin and toilet, offering both practicality and style, with easy access from the kitchen diner and main living areas.

Utility Room

4' 1" x 6' 0" (1.24m x 1.84m)

A practical utility room featuring durable vinyl flooring and ample storage space for household essentials. The room also provides convenient space for a washing machine, making it a highly functional addition to the home.

Conservatory

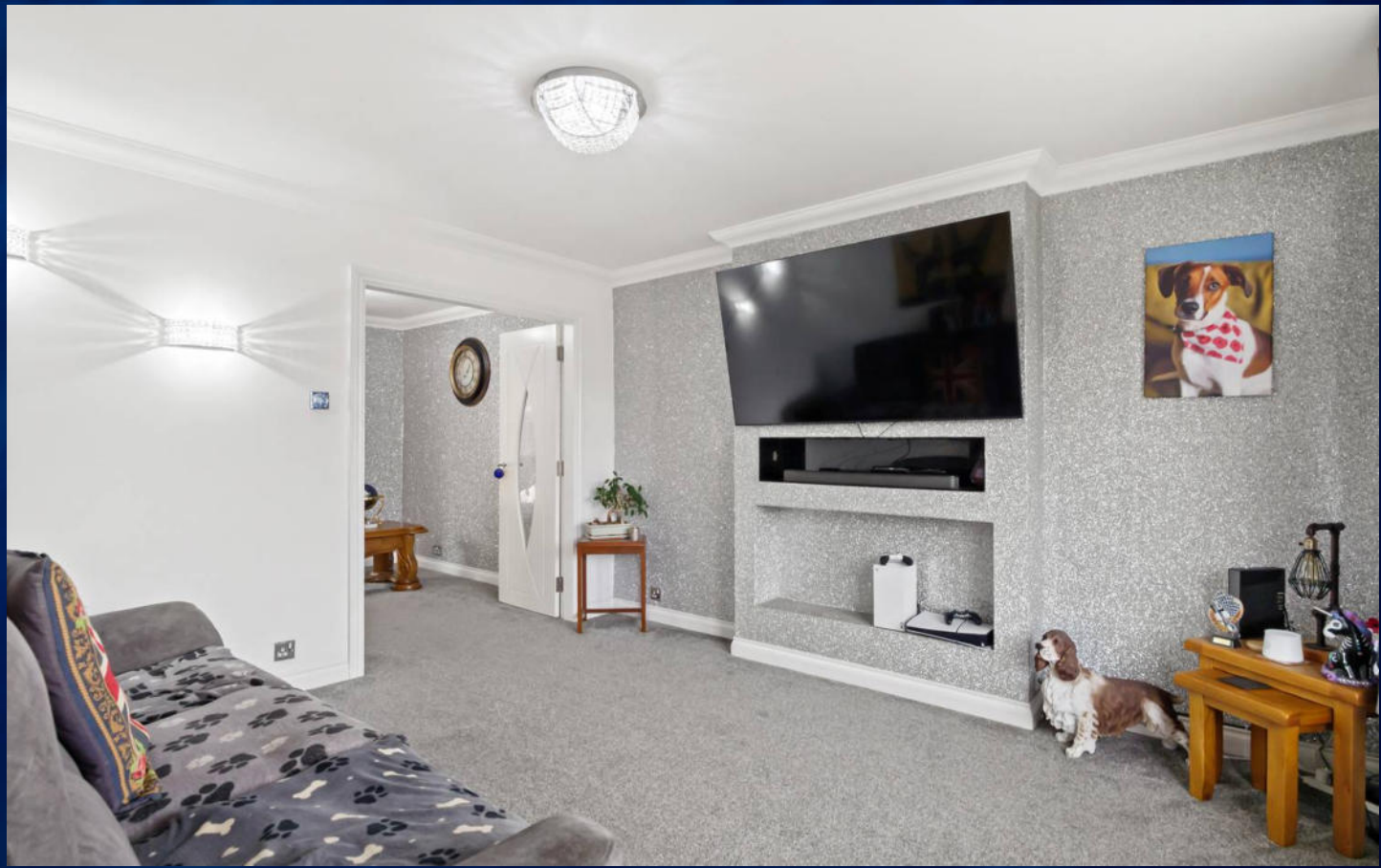
12' 6" x 8' 7" (3.81m x 2.61m)

A bright and inviting conservatory overlooking the rear garden, perfect for relaxing or entertaining. The space features stylish laminate flooring, a radiator for year-round comfort, light fixtures, power outlets, and a recently replaced roof that enhances both light and insulation, creating a welcoming and practical addition to the home.

Living Room

12' 11" x 11' 9" (3.94m x 3.58m)

A spacious living room located at the front of the property, featuring a large window that fills the space with natural light. The room is finished with soft carpet flooring and includes ceiling light fixtures and convenient power outlets. It offers a smooth flow with access to both the dining room and the downstairs hallway, making it ideal for family living and entertaining.



Master Bedroom

9' 7" x 14' 6" (2.92m x 4.42m)

A generously sized master bedroom located on the first floor, featuring soft carpet flooring and two spacious walk-in wardrobes, providing excellent storage. The room enjoys a pleasant outlook over the rear garden and includes convenient power outlets and a ceiling light fixture, creating a bright, comfortable, and practical space.

Bedroom 2

12' 7" x 11' 9" (3.84m x 3.57m)

A well-proportioned first-floor bedroom featuring carpet flooring and a built-in double wardrobe, providing practical storage. The room is bright and airy, thanks to a Velux window, and includes power outlets and a ceiling light fixture, making it a comfortable and versatile space.

Bathroom

5' 4" x 8' 0" (1.63m x 2.43m)

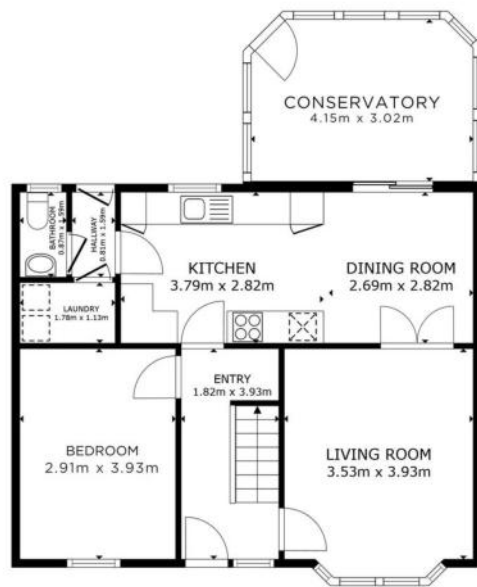
A freshly renovated bathroom featuring a walk-in shower and a smart mirror, offering a sleek and modern finish. The room is fully tiled throughout with contemporary fittings, creating a clean and stylish look. A window overlooking the rear of the property with a privacy panel ensures natural light while maintaining discretion, making this a bright and functional space.

Landing

3' 1" x 8' 0" (0.94m x 2.43m)

A bright and functional first-floor landing finished with soft carpet flooring, providing access to upstairs bedrooms, the family bathroom, and attic space. The area is equipped with a ceiling light fixture, offering both practicality and a welcoming flow between rooms.





FLOOR 1

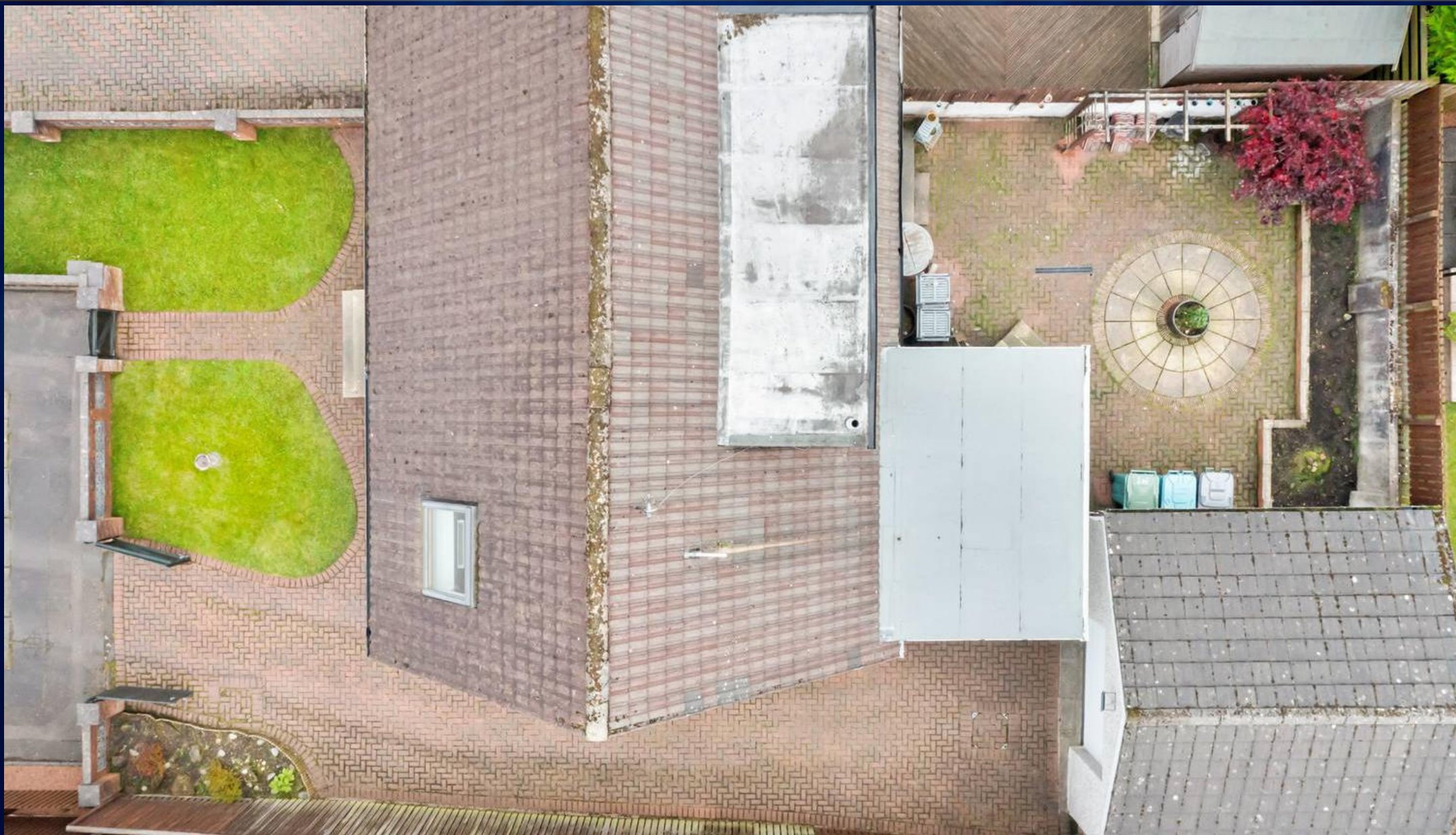
GROSS INTERNAL AREA
FLOOR 1 71.7 m² FLOOR 2 42.2 m²
EXCLUDED AREAS: REDUCED HEADROOM 2.8 m²
TOTAL: 114.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 71.7 m² FLOOR 2 42.2 m²
EXCLUDED AREAS: REDUCED HEADROOM 2.8 m²
TOTAL: 114.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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