



1b Stanley Road, Harthill

Offers Over £169,000



1b Stanley Road

Harthill, Shotts

Spacious 3-bed, 2-bath house by Joe Beattie & Linlithgow RE/MAX Estates. Features lounge with bay windows, kitchen with integrated appliances, ample storage, & modern bathrooms. Stylish living space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Vestibule

4' 11" x 4' 5" (1.51m x 1.34m)

The entrance vestibule features a side-facing window, laminate flooring, a radiator, and a central light. It offers convenient space for storing coats and shoes, creating a practical and welcoming entryway.

Downstairs W/C

8' 11" x 3' 3" (2.71m x 0.98m)

This practical downstairs W/C includes an extractor fan, laminate flooring, a radiator, and a central lighting. It also features a sink with a mixer tap, offering both functionality and modern convenience.

Lounge

18' 1" x 12' 9" (5.52m x 3.89m)

The lounge boasts four large front-facing bay windows that flood the space with natural light, creating a bright and homely atmosphere. It features laminate flooring, a radiator, spotlighting, and a central hanging light, complemented by an electric fireplace. This spacious room offers a warm and inviting setting, perfect for relaxation or entertaining.

Dining room

11' 1" x 11' 4" (3.37m x 3.45m)

The dining room is a bright and spacious area, featuring large French patio doors and four additional windows that allow plenty of natural light. It includes laminate flooring, a radiator, central lighting, and has space for table and chairs. A generously sized under-stair storage cupboard adds practical convenience to this well-proportioned room.





Kitchen

13' 8" x 10' 11" (4.16m x 3.34m)

The kitchen is a bright and functional space, featuring a large rear bay-facing window, laminate flooring, a radiator, and a central hanging light. It is well-equipped with a 4-ring hob and extractor fan, integrated oven and dishwasher, and offers plenty of storage through a range of cupboards and drawers—making it both practical and stylish.

Landing

The landing features carpet flooring, two spotlights, and a generously sized storage cupboard. It provides access to three bedrooms, the family bathroom, and the attic.

Family bathroom

7' 5" x 9' 9" (2.27m x 2.97m)

The family bathroom is a great-sized space, featuring an opaque window for privacy, laminate flooring, and modern spotlighting. It includes a heated towel rack, ample cupboard storage, a bath, and a sink with a mixer tap, combining comfort and practicality in a bright, well-appointed setting.

Bedroom 3

9' 1" x 8' 9" (2.77m x 2.66m)

Bedroom 3 is a spacious double room featuring a large front-facing bay window that fills the space with natural light. It includes carpet flooring, a radiator, central lighting, and a double mirrored wardrobe, offering both comfort and ample storage.





Bedroom 2

15' 3" x 11' 1" (4.64m x 3.37m)

Bedroom 2 is a cosy yet generously sized room with a rear-facing window that lets in plenty of natural light. It features laminate flooring, a radiator, a central hanging light, and large double mirrored sliding wardrobes. There's also ample space for a desk and drawers, making it both practical and comfortable.

Master bedroom

12' 8" x 12' 9" (3.85m x 3.89m)

The master bedroom is a spacious and light-filled room, featuring two large front-facing bay windows that enhance its bright and airy feel. It includes carpet flooring, a radiator, a central light, and large double sliding wardrobes. With plenty of space for a dresser and additional drawers, this impressive double room offers both comfort and functionality.





FRONT GARDEN

REAR GARDEN

DRIVEWAY

2 Parking Spaces





1b Stanley Road, Harthill, Shotts, ML7 5QX



Approx. Gross Internal Floor Area 1257 sq. ft / 116.87 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	62	78

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