



AB Properties



49 St. Catherines Crescent  
, Shotts, ML7 4JG

Fixed Price £105,000



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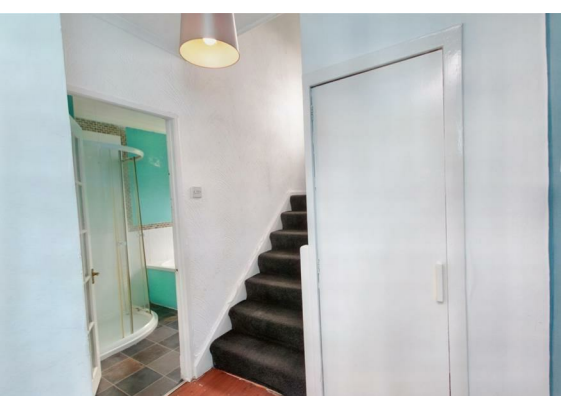


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Well-presented three-bedroom semi-detached villa situated within a desired area in Shotts.

The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a spacious lounge, a four-piece family bathroom and a modern kitchen with a range of integrated appliances including an oven, gas hob and fridge-freezer. Upstairs offers three sizeable bedrooms; two of the bedrooms have the luxury of fitted wardrobes.

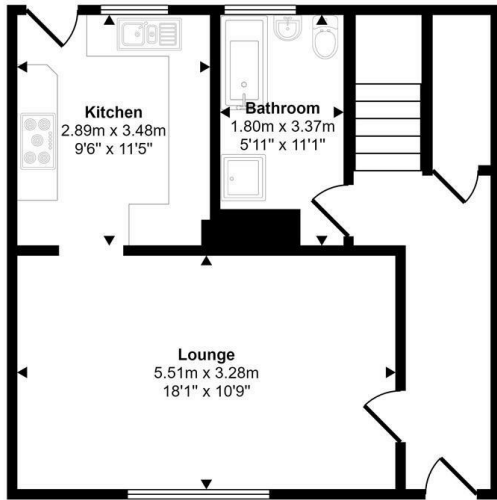
Additionally, the property benefits from gas central heating and double glazing.

Externally, there is a small lawn to the front of the property with a paved driveway to the side. The rear garden comprises of a sizeable lawn and patio area.

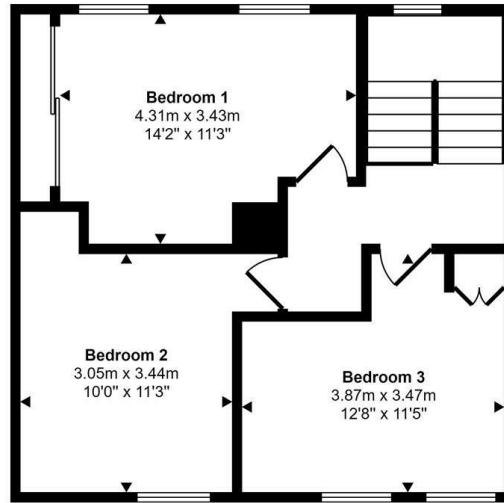
The property is conveniently located for local amenities, as well as great transport links. There are a number of good schools within walking distance, numerous shops, bars, restaurants and supermarkets located within Shotts and neighbouring towns. Shotts also has its own leisure centre, golf club, health centre and dental practices. This property would be ideal for commuters to either Glasgow or Edinburgh as there is a train station within close proximity offering quick and regular links to both cities.



Approx Gross Internal Area  
97 sq m / 1044 sq ft



Ground Floor  
Approx 48 sq m / 516 sq ft

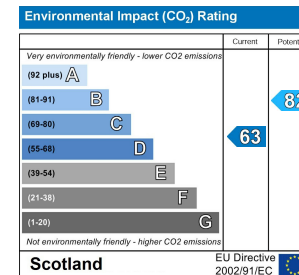
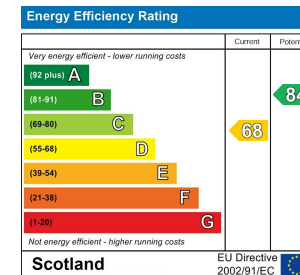


First Floor  
Approx 49 sq m / 528 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Graph



## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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