



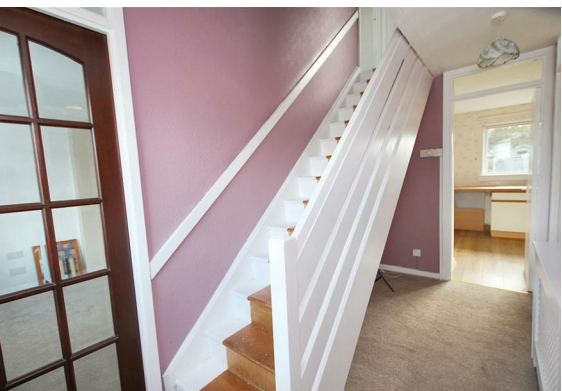
AB Properties



174 Torbothie Road
, Shotts, ML7 5JH

Offers over £99,000







Generous two-bedroom semi-detached villa situated within a popular residential area in Shotts.

The property boasts well-proportioned accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway with large storage cupboard, a spacious lounge, a tiled shower room, and an open-plan dining kitchen with ample space for appliances. Upstairs offers a landing with storage cupboard and two double bedrooms with beautiful feature coombed ceilings, and velux windows.

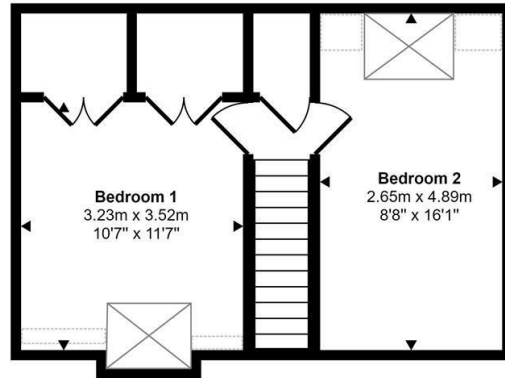
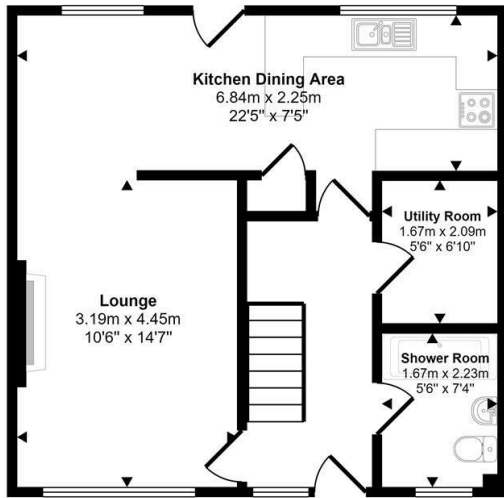
Additionally, the property benefits from gas central heating and double glazing.

Externally there is a modest lawn to the front of the property, and an extensive private garden to the rear comprising of a paved patio and drying green.

Shotts offers a good range of local amenities including schools, shops, a supermarket, health centre and a sports centre. Favouring commuters to Glasgow and Edinburgh, there is a mainline train station with regular service to both cities. and the M8 motorway is also within easy reach.



Approx Gross Internal Area
82 sq m / 879 sq ft



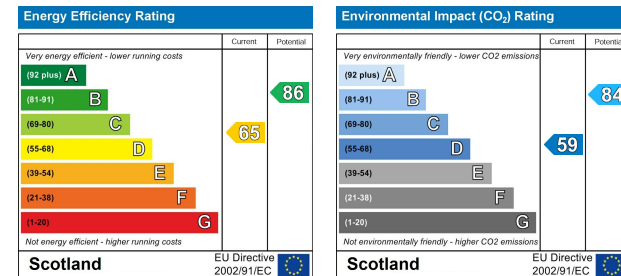
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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.

Energy Efficiency Graph



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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