

# 25 Katrine Road

SHOTTS, NORTH LANARKSHIRE, ML7 4JA



*EXCELLENT TWO-BED  
END-TERRACE PROPERTY*



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We are delighted to offer to the market this two bedroom end-terrace family home, set in a popular family-friendly street.

The accommodation consists of a bright and spacious lounge/diner which given its shape would suit a range of furniture configurations. The light floods in through the large window, creating a very relaxing space to enjoy.





The galley style kitchen is finished in a range of units, with a cooker, breakfast bar, and ample space for a free-standing fridge freezer and washing machine. The large cupboard offers very handy storage space.





There are two good sized bedrooms in this home, both bright and welcoming, with ample space for free-standing furniture. There's ample cupboard spaces throughout the home to help keep everything clutter free and in its place. The property further benefits from a loft which adds extra storage space if required.





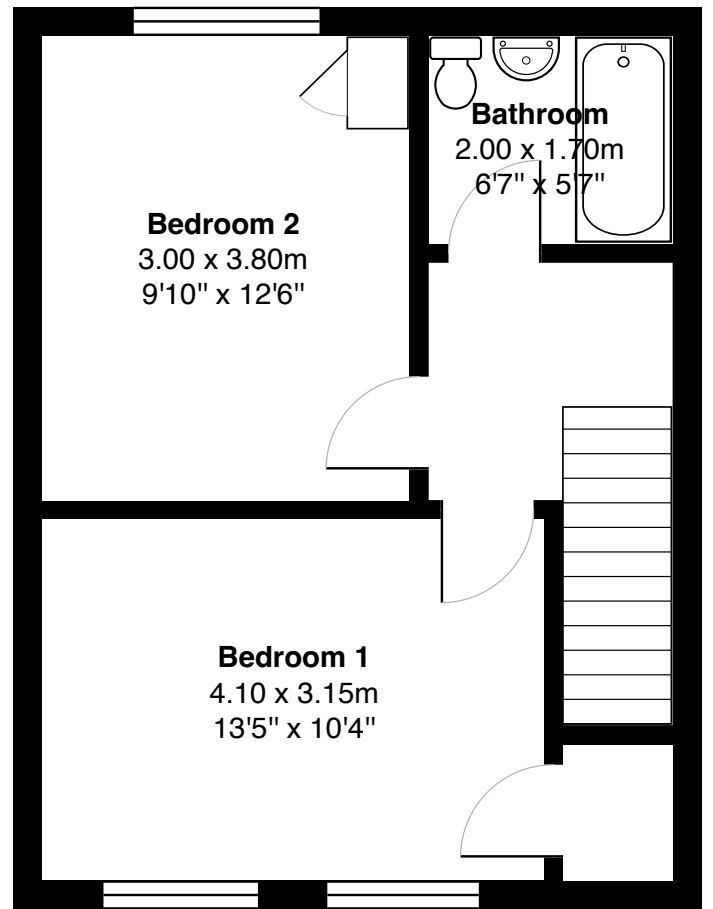
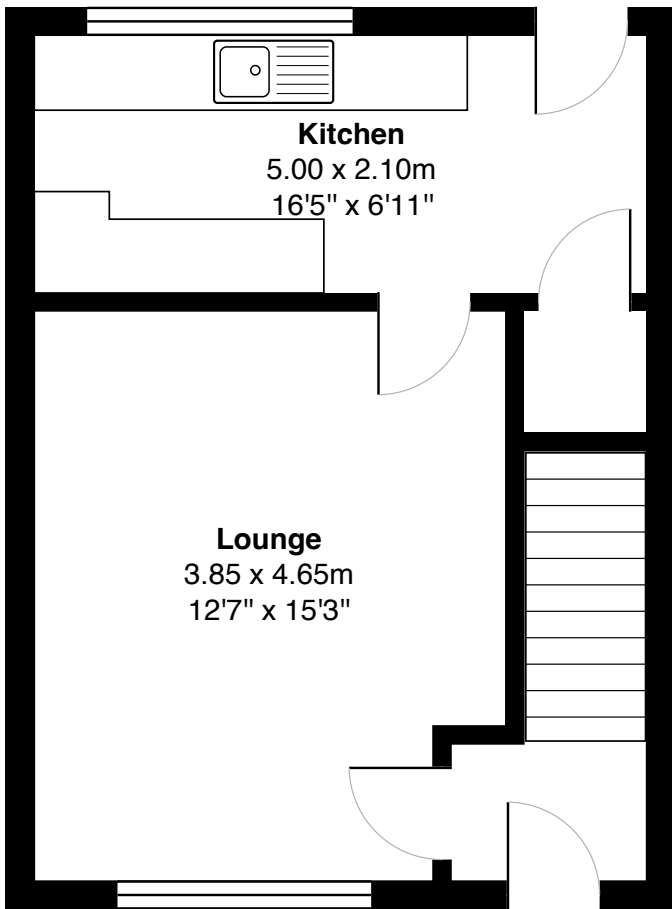
**Bedroom 2**





The family bathroom is tiled and contains a sink, toilet and bath, along with an electric shower. The home is kept warm and comfortable, with double glazing and gas central heating.





Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>

EPC Rating: D

## Floor Plan



The rear garden space is laid to lawn and offers a secure, child-friendly place for the whole family to relax and unwind. Parking is adjacent to the rear of the property. Early viewing is strongly advised for anyone searching for a great starter home in an easily commutable and very popular town.







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Shotts is a small rural town in North Lanarkshire, located almost halfway between Glasgow and Edinburgh. This growing community has been the subject of ongoing property development and is a natural location for anyone needing access to the M8 and wider central belt. There are three primary and a secondary school, several superb restaurants, alongside major banks, a health centre, shopping facilities and several social clubs. Recreational pursuits are also well catered for in the area. There is a leisure centre with an excellent swimming pool, football pitches and playing fields, bowling club and a superb parkland golf course laid out by the legendary course architect James Braid in 1936.

Polkemmet Park can be found 15 minutes away by car in the nearby West Lothian area. The country park has many amenities including: a 9 hole golf course, flood light driving range, play park, café and the Scottish Owl Centre. Further retail facilities can be found in the surrounding towns of Carluke, Motherwell and Hamilton and there is also a direct rail link to Glasgow and Edinburgh, just a five-minute walk to the train station from the property. Shotts is one of only four stops on the fast train service giving a journey time of thirty minutes to both Glasgow and Edinburgh.

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## The Location



# McEwan Fraser Legal

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