

49 Appin Terrace

SHOTTS, NORTH LANARKSHIRE, ML7 5JP



Excellent two-bed semi, walk-in condition, a great starter home for any couple, secure garden, driveway



01698 537 177



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer to the market this two-bedroom semi-detached family home, set in the popular family-friendly area of Stane, Shotts.

THE LOUNGE



The accommodation consists of a bright and spacious lounge, which, given its shape, would suit a range of furniture configurations. The contemporary decor is stylish, and the room feels bright and pleasing with light flooding in through the large window at one end and the French doors at the other. It all adds to creating a very relaxing space to enjoy.

THE KITCHEN



The galley style kitchen is finished in a range of units, with an electric oven and hob, with ample space for the undercounter fridge, freezer and washing machine. Appliances may be available by separate negotiation.





There are two good-sized bedrooms in this home, both of which are bright and welcoming, with space for free-standing furniture. There are ample cupboard spaces throughout the home to help keep everything clutter-free and in its place. The property further benefits from a loft for extra storage space if required. The family bathroom is tiled and contains a chrome radiator, white sink, toilet and bath, along with a Rainforest shower set over the bath. The home is kept warm and comfortable, with double glazing and gas central heating.

THE BATHROOM



BEDROOM 1



BEDROOM 2

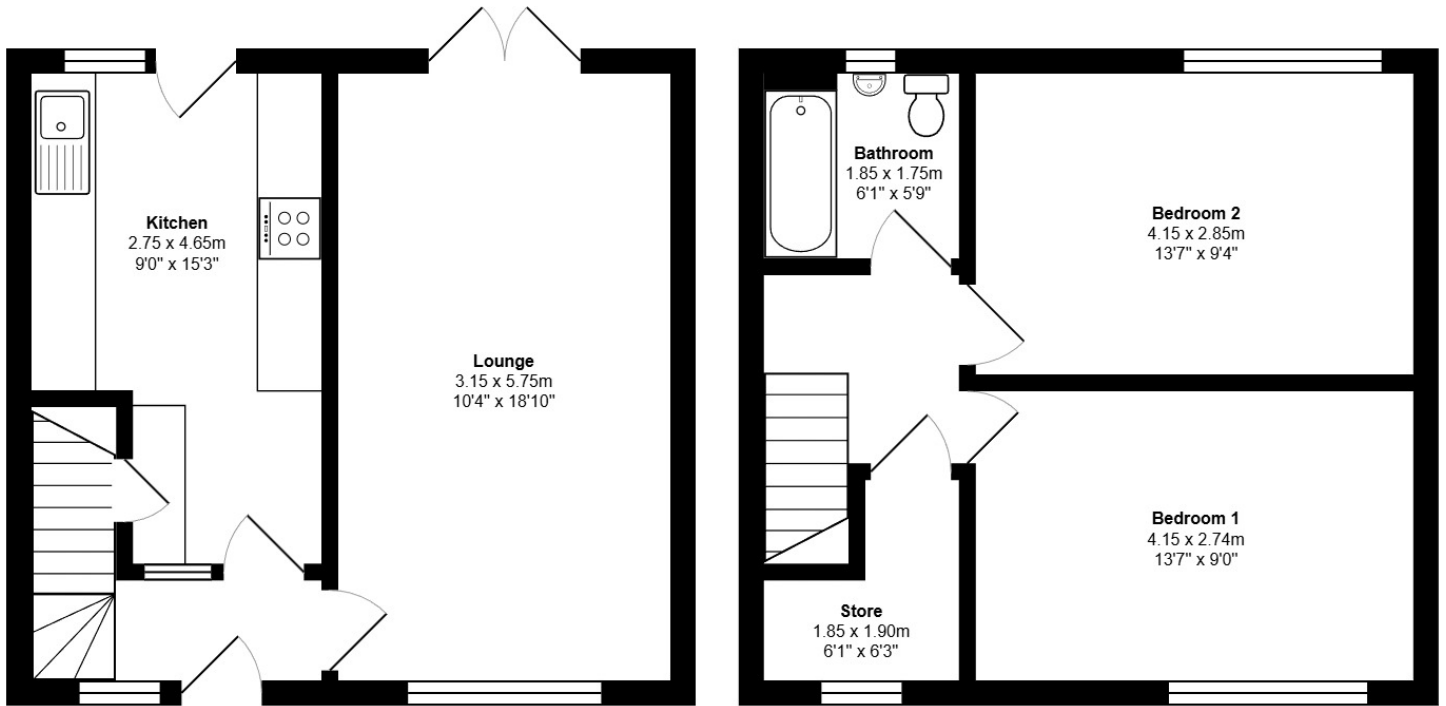


EXTERNALS



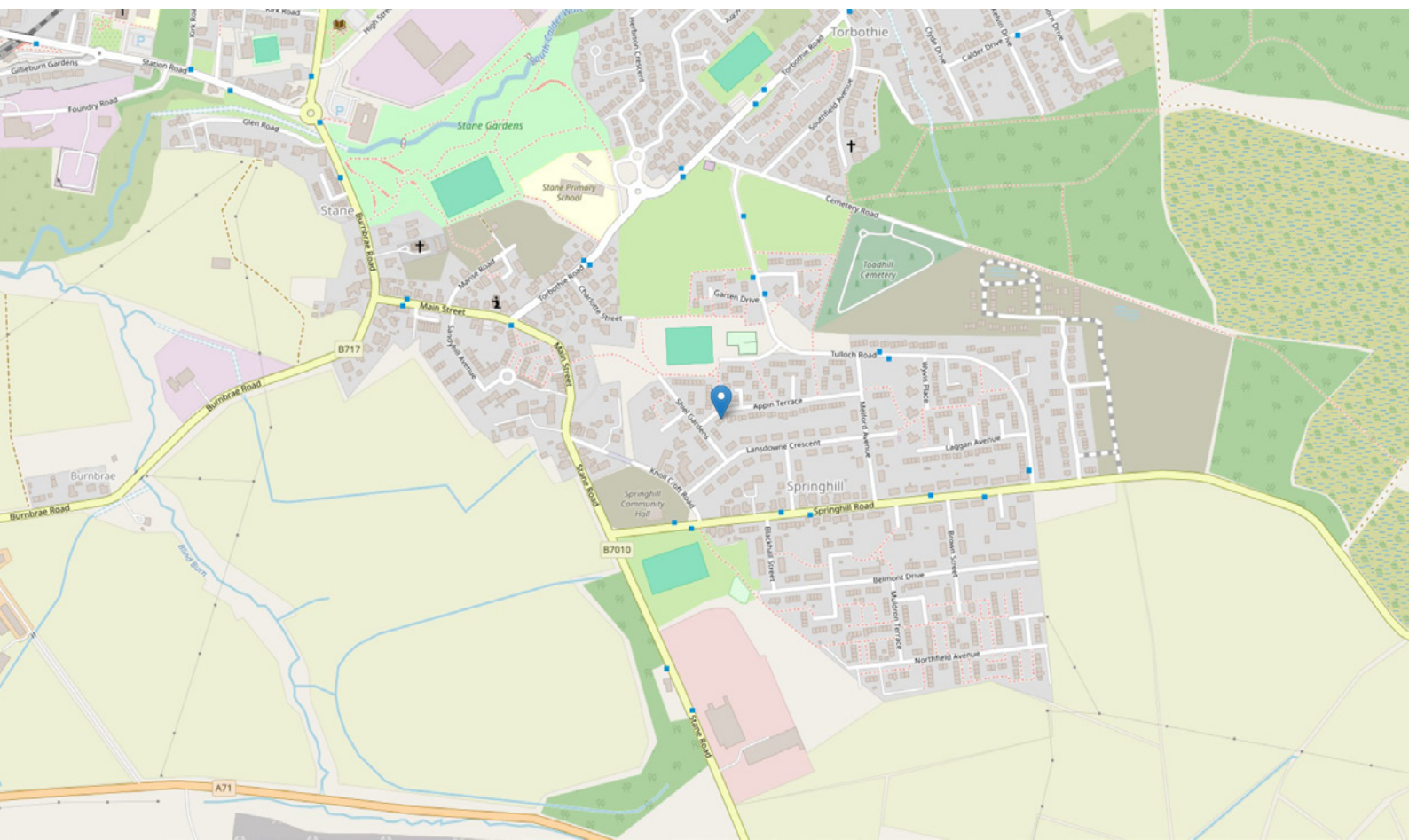
The rear garden offers a secure, pet and child-friendly space, along with a sun-patio area. Off-street parking on the two-car driveway on the side of the property. Early viewing is advised for anyone searching for a great starter home in an easily commutable and very popular town.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 68m² | EPC Rating: C



THE LOCATION

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 to in the area. There is a leisure centre with an excellent swimming pool, football pitches and playing fields, a 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, floodlight 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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