



AB Properties



57 Hartwood Road

, Shotts, ML7 5BY

Offers over £175,000



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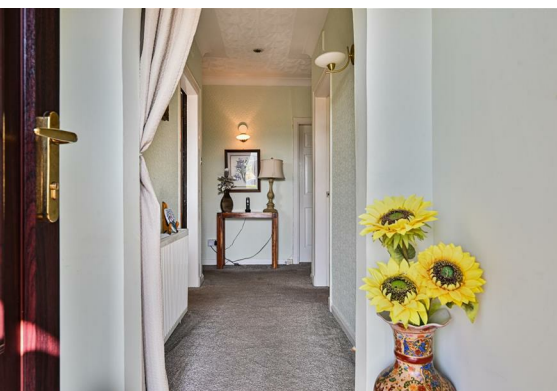
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Nestled within the popular village of Hartwood on the outskirts of Shotts, this charming three-bedroom semi-detached cottage-style bungalow offers spacious, flexible accommodation on one level, complemented by generous private gardens and picturesque open countryside views. Combining traditional character with practical modern living, the property is ideal for first-time buyers, families, downsizers or anyone seeking a peaceful semi-rural lifestyle with excellent commuter links.

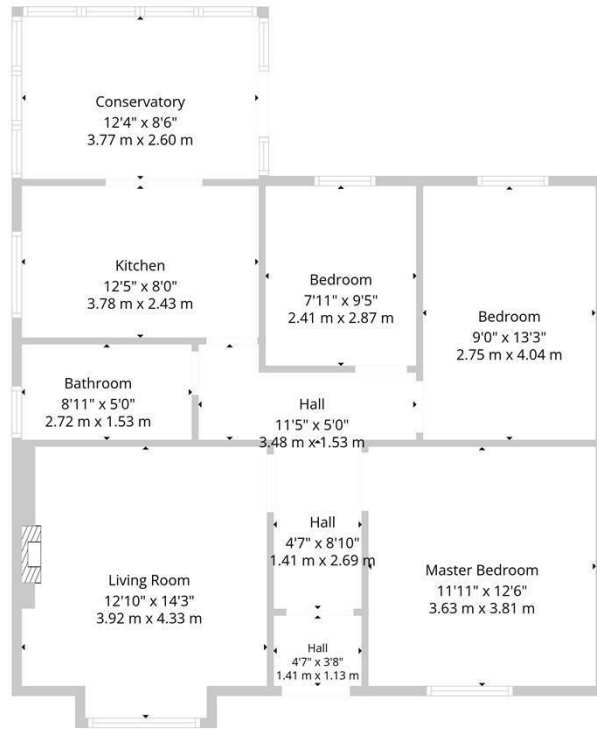
The accommodation comprises a welcoming entrance hallway leading to a bright and comfortable lounge, a well-proportioned fitted kitchen with access to a conservatory overlooking the rear garden, three bedrooms, and a family bathroom. The versatile layout allows one of the bedrooms to be utilised as a home office or dining room if preferred.

Externally, the property enjoys a beautifully maintained rear garden featuring mature trees, colourful shrubs, established planting, and several seating areas providing a high degree of privacy. A garden shed offers additional storage, while the front garden is neatly presented with a private driveway providing off-street parking. The attractive outlook across neighbouring countryside further enhances the property's appeal.

Enhancing the home's energy efficiency, the property is equipped with solar panels, an air source heat pump heating system, and double glazing throughout, offering modern, cost-effective living while helping to reduce energy consumption and providing year-round comfort.

Hartwood is a sought-after village offering a tranquil setting whilst remaining convenient for commuting throughout Central Scotland. The nearby M8 motorway provides easy access to Glasgow and Edinburgh, while Hartwood Railway Station offers regular rail services to both cities. Local amenities, schools, healthcare facilities and shopping are available in nearby Shotts, with further retail and leisure facilities within easy reach.



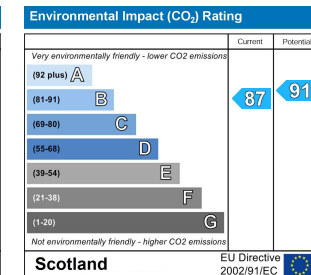
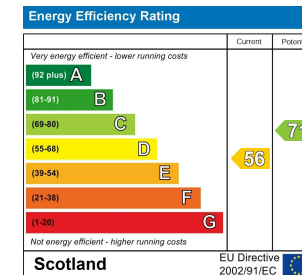


TOTAL: 908 sq. ft, 84 m²
 Ground floor: 908 sq. ft, 84 m²
 EXCLUDED AREAS: WALLS: 67 sq. ft, 7 m²

Illustration For Identification Purposes Only - Measurements Are Approximate



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.

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