



3 Crawford Drive

Shotts

Set within a modern and increasingly desirable development in Shotts, this beautifully presented two bedroom semi detached home on Crawford Drive offers contemporary living in true move in condition. From the moment you arrive, the property immediately impresses with a smart exterior, private driveway accommodating multiple vehicles and a real sense of calm and aesthetic that comes from a well established new build development.

On entering the home, you are welcomed into a neat and practical hallway, perfectly proportioned for jackets, shoes and everyday essentials, creating a natural buffer between outdoor and indoor living. Warm wood effect flooring flows seamlessly throughout the entire ground floor, immediately setting a calm and cohesive tone.

To the left, positioned at the front of the property, the lounge is a bright and inviting space, flooded with natural light from the large window. Finished in soft, neutral tones, the room feels both stylish and relaxing, with a feature wall housing a sleek wall mounted television and floating media unit, enhanced by wooden panelling that adds depth and texture without overpowering the space. The proportions allow for a variety of furniture layouts, making it equally suited to cosy evenings or entertaining guests.

The lounge flows effortlessly through to the kitchen, creating a sociable and well connected layout. The kitchen is finished with timeless shaker style cabinetry in a neutral palette, complemented by coordinating worktops and ample storage. A breakfast bar provides a perfect spot for casual dining or morning coffee, while the layout also allows flexibility for a dining table should the breakfast bar be removed. French patio doors open directly onto the rear garden, allowing natural light to pour in and creating a seamless connection between indoor and outdoor living.

The rear garden has been thoughtfully arranged, featuring a patio area ideal for outdoor seating, with the remainder laid to lawn for ease of maintenance. Thanks to the home's position within the development, the garden enjoys a high degree of privacy with little to no direct overlooking from neighbouring properties, along with excellent sun exposure throughout the day. This favourable orientation not only enhances the outdoor space during the summer months but also complements the home's energy efficiency, further supported by the inclusion of solar panels, helping to reduce running costs and improve sustainability.



Back inside, the kitchen leads through to a separate utility room, providing valuable additional space for laundry and extra appliances, keeping the main kitchen streamlined and functional. This area is also where you will find the stylish downstairs WC, finished with contemporary panelling, modern fittings and wood effect flooring, adding a touch of design led detail to everyday convenience.

Upstairs, plush cream carpeting runs throughout the first floor, continuing the calm and neutral aesthetic. To the rear of the property, the principal bedroom is a generously sized double room, currently accommodating a king-size bed with bedside cabinets and benefitting from a large triple sliding mirrored wardrobe. Finished in soft neutral tones, this room offers a peaceful and comfortable retreat.

To the front, the second bedroom is a versatile space, currently utilised as a guest bedroom and home office. The room comfortably accommodates a double bed and benefits from sliding mirrored wardrobes, along with a large storage cupboard above the staircase, ideal for keeping everyday items neatly tucked away.

Completing the upper level is the family bathroom, presented in a fresh and modern style with wood effect tiled flooring, clean contemporary full tiling around the bath with overhead shower offering both practicality and a timeless finish.

Beyond the home itself, the wider development continues to evolve, with ongoing phases enhancing the overall environment and sense of community. There is approved planning for a children's play park just around the corner from the property, adding to the family friendly appeal and reinforcing the long term vision for the area. This is a development that is still growing, offering buyers the opportunity to be part of a neighbourhood that will continue to mature, improve and thrive over time.



The location further enhances the appeal of this home. Shotts train station is just a three minute drive away, providing excellent rail links for commuters. A convenient corner shop sits at the top of the estate for everyday essentials, while the Co-op in Shotts is close by. Asda in Newmains is approximately a 10–15 minute drive, with Aldi and Lidl in Whitburn around 10 minutes away. Direct motorway connections can be reached in under ten minutes and Livingston Shopping Centre is approximately 20 minutes away. Local schooling, medical services and recreational facilities are all conveniently located nearby.

This is a home that offers modern comfort, thoughtful upgrades and the opportunity to be part of a growing, well-planned community, making it an ideal choice for buyers looking for style, efficiency and long term appeal.

Home Report Value- £190,000

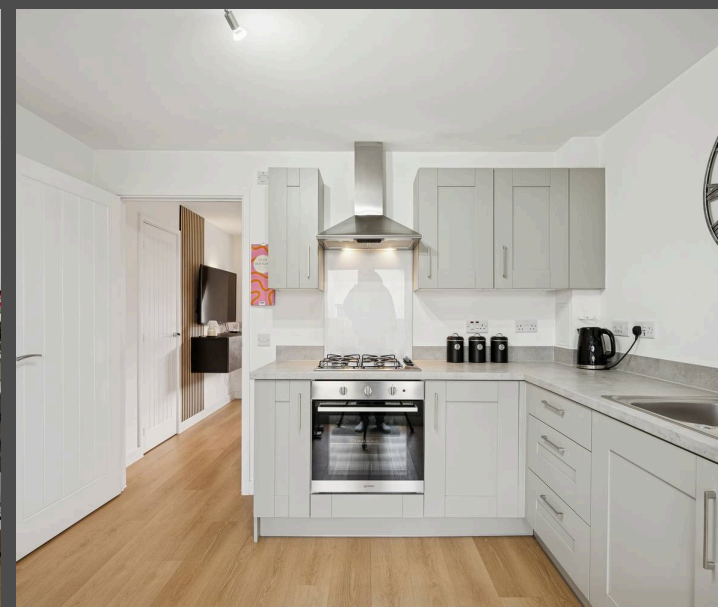
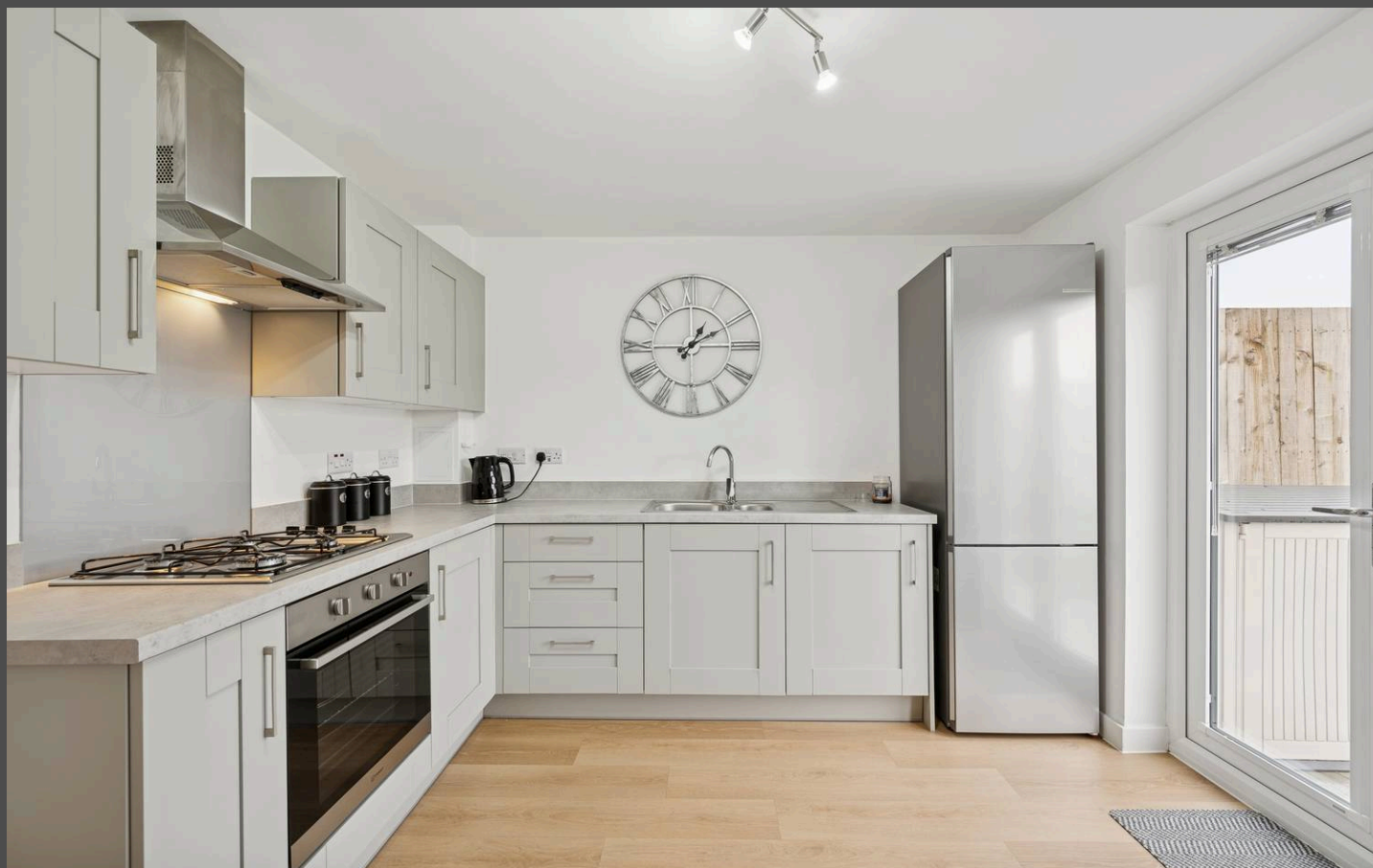
EPC - B

Council Tax Band - C

Square Ft 732 / 68m²

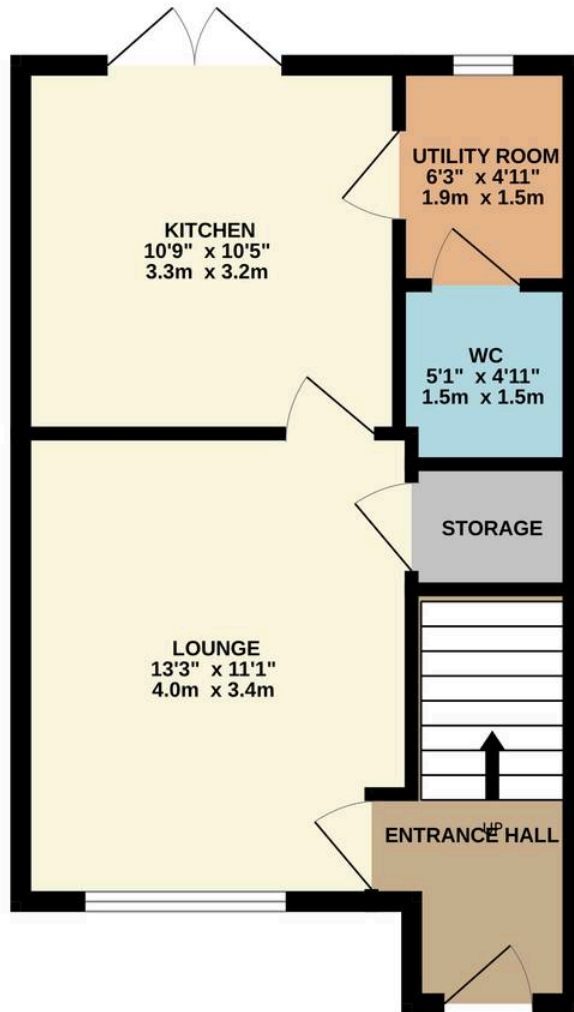
Included in sale - blinds, tv unit, light fittings.

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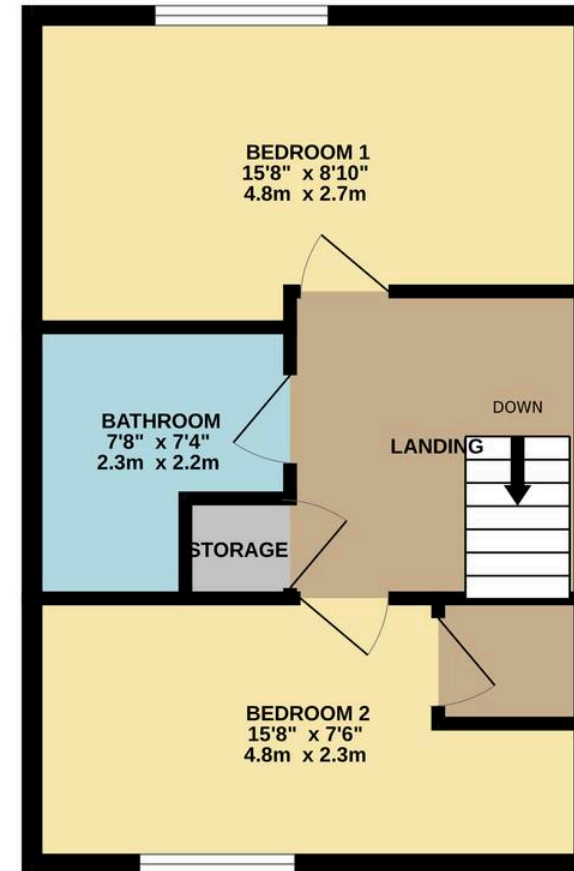




GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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