



REMAX
Property

Covenanter Road, Harthill, Shotts, ML7 5PA

Offers Over £124,000



Derrick Mooney & REMAX Property welcomes you to this delightful two bedroom mid-terraced house, perfect for first time buyers or those looking to downsize. Step inside to a large, contemporary lounge that offers plenty of space for relaxing or entertaining guests. The stylish kitchen diner is both practical and modern. Upstairs, you will find two well proportioned bedrooms and a stunning bathroom. This home is ideal for commuters, with excellent transport links nearby and easy access to local amenities.

Outside, the fully enclosed rear garden is designed for low maintenance living, so you can spend more time enjoying and less time working. With decorative quartz chips, attractive paving slabs, and a handy garden hut for extra storage, this space is perfect for summer barbeques or simply unwinding after a busy day. There is convenient on street parking to the side of the property, providing ample space for residents, friends, and visiting family.

Freehold Property.

Council Tax Band A.

EPC C.

No Factor Fees.

The village of Harthill is situated between Edinburgh and Glasgow where there are excellent links to the M8 motorway, offering easy commuter access to both Edinburgh and Glasgow. With recent and future investment, Harthill has been extensively redeveloped to provide two new service stations and a local public transport interchange. Bus services to Glasgow and Edinburgh are provided on both sides of the motorway making Harthill the ideal location for commuting across central Scotland. Excellent local schooling, shopping and recreational facilities are also offered locally. Located adjacent to the open countryside, this gives you the comfort and feel of rural living.

Lounge

15' 5" x 12' 10" (4.69m x 3.92m)

A spacious contemporary lounge featuring stylish laminate flooring and crisp white walls, creating a bright and modern living space. A large window to the front aspect overlooks the garden, allowing plenty of natural light to flood the room and enhancing the airy feel throughout.

Kitchen

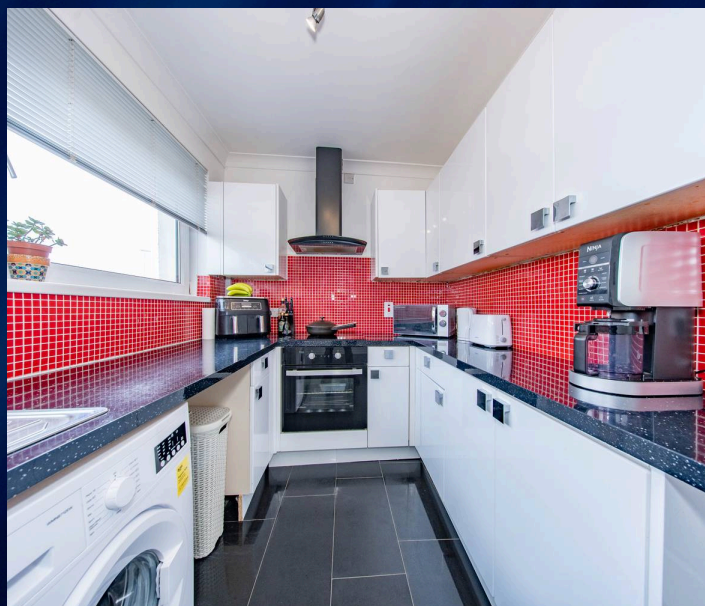
16' 4" x 6' 10" (4.97m x 2.08m)

A generous sized stylish kitchen diner fitted with an extensive range of white wall and base units, complemented by a tiled splashback and ample countertop workspace. The room also benefits from a useful internal storage cupboard and exit door to rear garden.

Main Double Bedroom

10' 2" x 13' 1" (3.11m x 3.99m)

A generous sized double bedroom featuring soft carpet flooring, neutral décor, and dual aspect windows to the front elevation, allowing an abundance of natural light to fill the room.





Second Double Bedroom

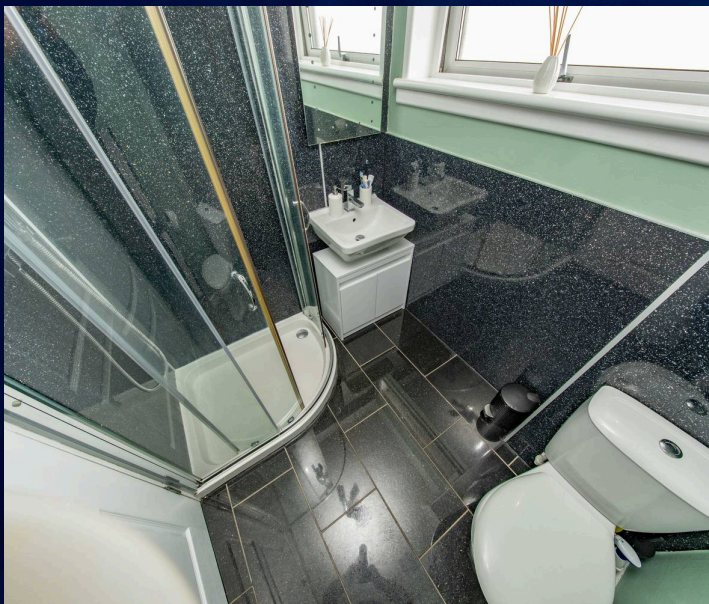
12' 3" x 9' 6" (3.73m x 2.89m)

A good sized double bedroom featuring laminate flooring, decorative coving, and contemporary downlights, creating a stylish and comfortable atmosphere. A window overlooking the rear garden provides a pleasant outlook.

Bathroom

6' 6" x 4' 11" (1.99m x 1.50m)

A sleek and stylish bathroom fitted with a contemporary shower enclosure featuring both a rainfall shower and handheld attachment. The suite is complemented by a modern vanity unit with inset basin, WC, and attractive sparkle-effect wet wall panelling, creating a luxurious and low-maintenance finish throughout.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	78

England, Scotland & Wales

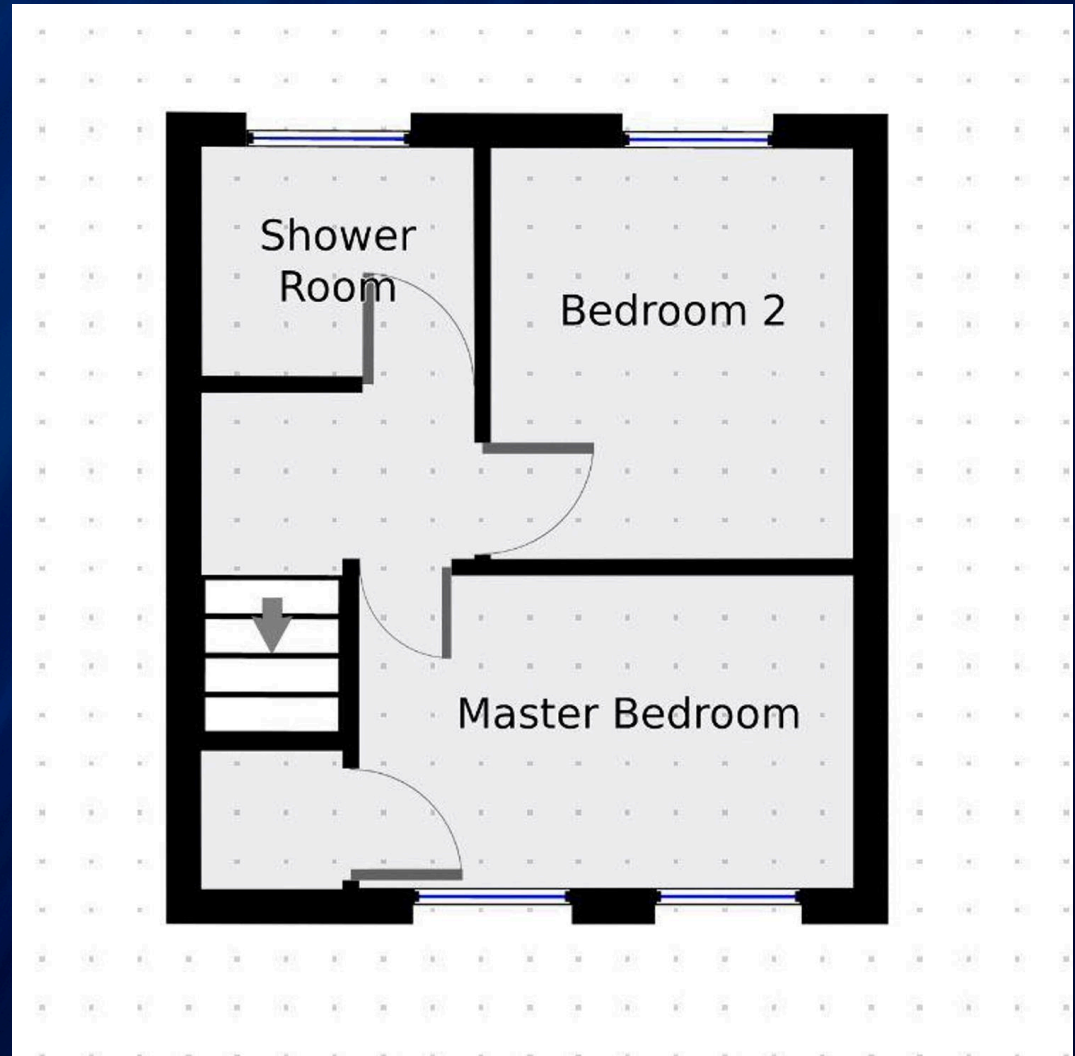
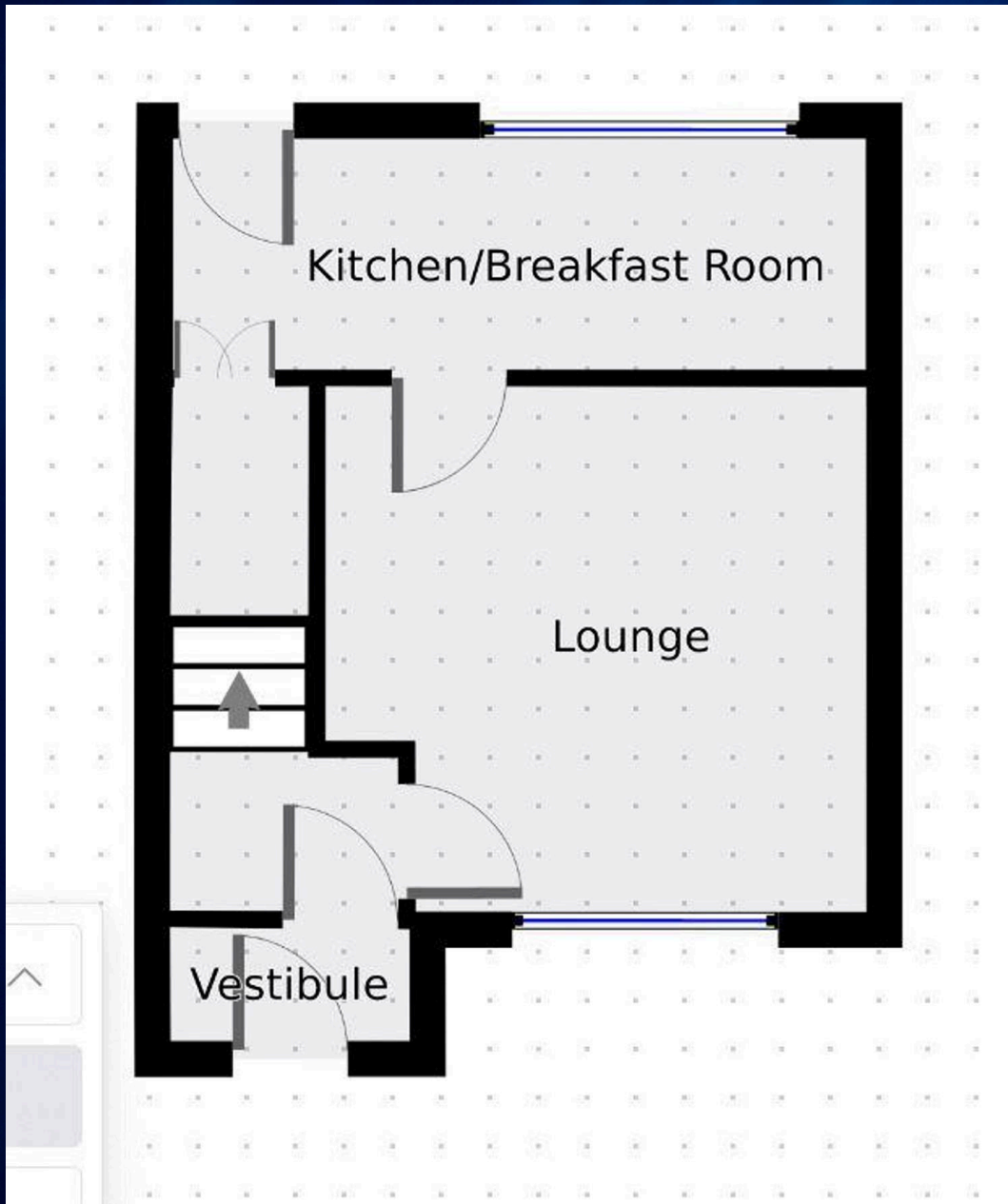
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	74	75

England, Scotland & Wales

EU Directive 2002/91/EC





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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.