



2 Crawford Drive

Shotts, ML75FQ

Offers over £222,500



We are delighted to offer to the market this immaculately presented 3 bedroom end terraced property, set within a popular new build development on the edge of Shotts. Completed in 2022 by Keepmoat Homes, this "Ailsa" style is a bright and spacious property well suited to buyers making their first step onto the property ladder and its impeccable eye for detail and style make this a dream for buyers looking for turnkey accommodation. The location is well suited to commuting professionals looking for a central base along the M8 corridor, with junction 5 easily found in short driving distance. Shotts itself offers a range of shops, amenities and schooling for all ages to more than cater for daily needs, whilst a train station in the centre of the town provides an additional commuting link to Edinburgh and Glasgow.



Description

The property itself comprises in excess of 900 sqft, offering comfortable accommodation for a couple or young family looking to enter or move up the property market. Sat on a corner plot on Crawford Drive, the property enjoys private driveway to the side for 3 cars, offering excellent off-street parking space. Internally, the property is presented in flawless condition from the minute you enter, with a crisp neutral palette throughout provide light and calm for the new owner to enjoy. A good sized main living room features dual aspect windows and features a herringbone flooring flowing throughout the ground floor. A stylish dining kitchen is well equipped with a range of shaker style storage, integrated appliances and space for a table to host everyday meals or formal gatherings. Upstairs, there are 3 well-proportioned bedrooms, with the master featuring an ensuite shower room and fitted wardrobes. A 2nd double bedroom also features fitted wardrobes, with the 3rd room well suited as a home study or a nursery for those with an infant. The bathroom boasts a sleek 3 piece suite with chrome mixer shower mounted above the bath, whilst a ground floor WC provides further convenience. The home boasts an efficient heating system and solar panels, generating an attractive band B energy rating that is often incentivised by mortgage lenders. Externally, the property enjoys an enclosed south facing rear garden featuring lawn and slatted patio, perfect for alfresco dining or summer BBQs.

Location

Once a thriving industrial centre, Shotts is a small town situated roughly halfway between Edinburgh and Glasgow, offering a range of amenities to cater for everyday needs. A choice of schooling is on offer from primary through to secondary level whilst the town boasts a selection of shops including a supermarket, health centre and other leisure activities including Shotts Leisure Centre. The town is well positioned for commuting with a train station offering a regular service to Edinburgh and Glasgow and a nearby M8 motorway junction providing access to Scotland's major road network.

Living Room 15'10" x 10'8" (4.84m x 3.26m)

Kitchen / Dining Room 15'7" x 10'6" (4.76m x 3.22m)

Bedroom 1 12'2" x 11'4" (3.73m x 3.47m)

Ensuite 8'9" x 5'2" (2.67m x 1.58m)

Bedroom 2 10'10" x 8'3" (3.31m x 2.52m)

Bedroom 3 7'4" x 6'8" (2.26m x 2.05m)

Bathroom 7'5" x 5'6" (2.27m x 1.70m)

Extras

All floor coverings, light fittings and integrated appliances included in the sale. Blinds may be removed and the desk is available by separate negotiation.

Key Info

Home Report Valuation: £225,000

Total Floor Area: 84m² (905 ft²)

Parking: Driveway

Heating System: Gas

Factor: £175 per year (approx.)

Council Tax: C - £1825.11 per year

EPC: B

Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

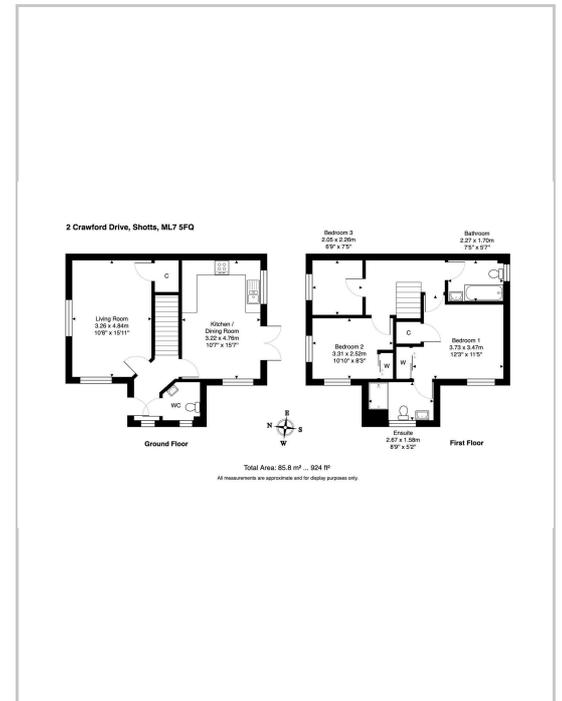
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on within the advert and should be viewed at your earliest convenience.

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Area Map



Floor Plans



Energy Efficiency Graph

