



sneddons
solicitors & estate agents



5 Balmoral Drive

Harthill, Shotts, ML7 5FD

Offers over £135,000



This modern and contemporary ground-floor apartment offers an exceptional opportunity for a wide range of buyers, including first-time purchasers, retirees, and those seeking easily accessible accommodation. Presented to the market in true walk-in condition, the home features fresh, neutral décor throughout, creating a bright and welcoming atmosphere from the moment you step inside.



Description

5 Balmoral Drive, Harthill

This modern and contemporary ground-floor apartment offers an exceptional opportunity for a wide range of buyers, including first-time purchasers, retirees, and those seeking easily accessible accommodation. Presented to the market in true walk-in condition, the home features fresh, neutral décor throughout, creating a bright and welcoming atmosphere from the moment you step inside.

The warm and inviting reception hallway benefits from built-in storage and leads through to the impressive open-plan lounge, kitchen, and dining area. This spacious, light-filled room is ideal for modern living, offering ample space for relaxation and entertaining. The stylish kitchen is fitted with a range of base and wall units, complementary worktops, an electric cooker, washing machine, and fridge-freezer.

There are two well-proportioned double bedrooms, each complete with built-in wardrobes, providing excellent storage. The family bathroom is fitted with a three-piece suite and features a shower over the bath.

To the rear of the property lies an enclosed communal garden, mainly laid to lawn and maintained by the factor, offering a pleasant outdoor space without the upkeep. To the front, residents benefit from off-street parking.

Further enhancements include gas central heating, double glazing, fresh décor, blinds in all rooms and quality fitted carpets, ensuring comfort and efficiency throughout.

Viewing is essential to fully appreciate the style, condition, and convenience of this lovely modern apartment.

Local Area

Harthill has a good variety of shops within the town. A regular bus service runs to and from Edinburgh, Glasgow and the surrounding areas. The property is ideally placed for the M8 motorway, which provides for easy access to Glasgow and Edinburgh

Kitchen/Lounge/Diner 20'0" x 12'9" (6.1 x 3.9)

Bedroom 1 10'2" x 13'1" (3.1 x 4.00)

Bedroom 2 10'2" x 8'10" (3.12 x 2.7)

Bathroom 8'0" x 7'1" (2.45 x 2.17)

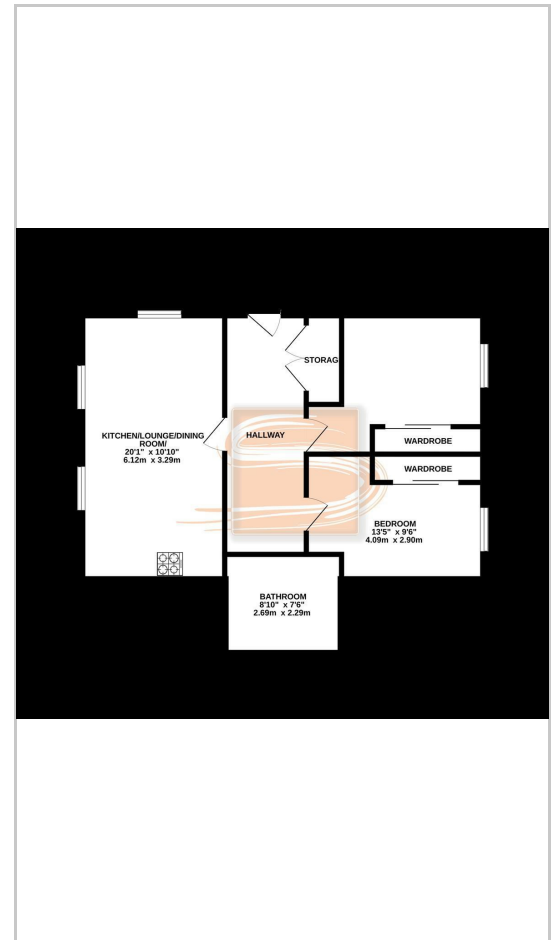
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

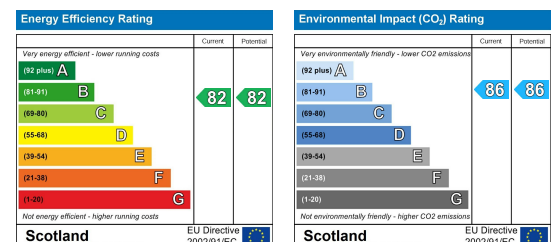
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

47/49 West Main Street, Armadale, West Lothian, EH48 3PZ

Tel: 01501 733200 Email: property@sneddons.com www.sneddons.com