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**EMPIRE GATE, SHOTTS, ML7**

**OFFERS OVER £79,995**

This charming two-bedroom ground floor flat is ideally situated within the popular Empire Gate development in Shotts. Offering comfortable living, the property is perfect for first-time buyers, downsizers, or buy-to-let investors. Early viewing is highly recommended to appreciate the space on offer.

The accommodation comprises a bright and welcoming lounge with patio doors overlooking the rear garden, a fitted kitchen with a range of wall and base units, two generously sized bedrooms both with fitted storage, and a shower room.

Additional features include gas central heating, double glazing throughout, ensuring year-round comfort. There is an allocated parking space and ample visitors parking.

The ground floor position provides easy access and practicality, while the quiet residential setting offers a pleasant place to call home.

Empire Gate is ideally placed close to local amenities, shops, schools, public transport and road links providing easy access to surrounding towns and cities.















