



11 Fortissat Avenue, Shotts, ML7 4EW
Offers Over £129,000



Located within a sought-after residential pocket of Shotts, Fortissat Avenue presents an excellent opportunity to purchase a spacious and beautifully upgraded three-bedroom mid terraced family home, perfectly suited to modern family living.

Internally, the property has been well maintained and thoughtfully improved throughout, offering bright and flexible accommodation over two levels. Upon entering, you are welcomed into a spacious lounge filled with natural light, creating the perfect space for relaxing or entertaining guests.

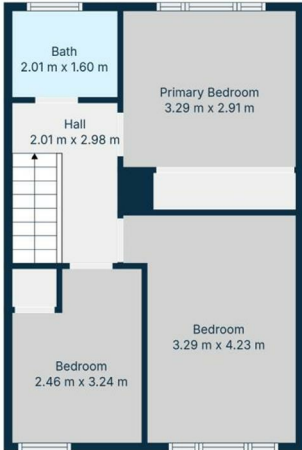
A standout feature of the home is the newly fitted stylish kitchen, finished with modern units, quality work surfaces, and ample storage. The kitchen also offers excellent dining space, making it ideal for family meals and social occasions alike, with direct access overlooking the rear garden.

Upstairs, the property offers three generously sized bedrooms, all providing excellent floor space and versatility for family living, home working, or additional storage requirements. The contemporary family bathroom has been modernised to a high standard and includes a shower positioned over the bath with stylish fittings and finishes.

Externally, the property benefits from private front and rear gardens, offering excellent outdoor space for children, pets, or summer entertaining. A driveway to the front provides convenient off-street parking.

The property is ideally located close to local schooling, shops, and everyday amenities, while Shotts train station and nearby motorway links provide excellent commuting access to both Glasgow and Edinburgh.

Early viewing is highly recommended to appreciate the quality, space, and location this fantastic family home has to offer.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) 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	
77	83
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) 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	
78	81
Scotland EU Directive 2002/91/EC	