

149 Muirhall Terrace

SALSBURGH, SHOTTS, ML7 4LX



*READY TO MOVE IN 2 BED UPPER
FLAT WITH IMPRESSIVE ATTIC ROOM*



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McEwan Fraser Legal is delighted to present Muirhall Terrace to the market. Number 149 is available and an excellent opportunity to acquire this well-presented two-bedroom upper flat, offering generous accommodation, private garden space and the fantastic addition of a versatile converted attic space.

The property is accessed via its own entrance, with stairs leading to the upper hallway and the main accommodation. The bright and spacious lounge is a particularly welcoming room, offering plenty of space for a range of freestanding furniture and benefitting from excellent natural light.

The Property



The kitchen is fitted with a range of wall and base-mounted units complemented by worktop surfaces, providing good storage and preparation space. There is room for the usual freestanding appliances, while a window provides further natural light.





There are two well-proportioned bedrooms, both offering flexibility for bedroom furniture and storage. Bedroom one also provides access via a fixed staircase to the converted attic space above.





Bedroom 2





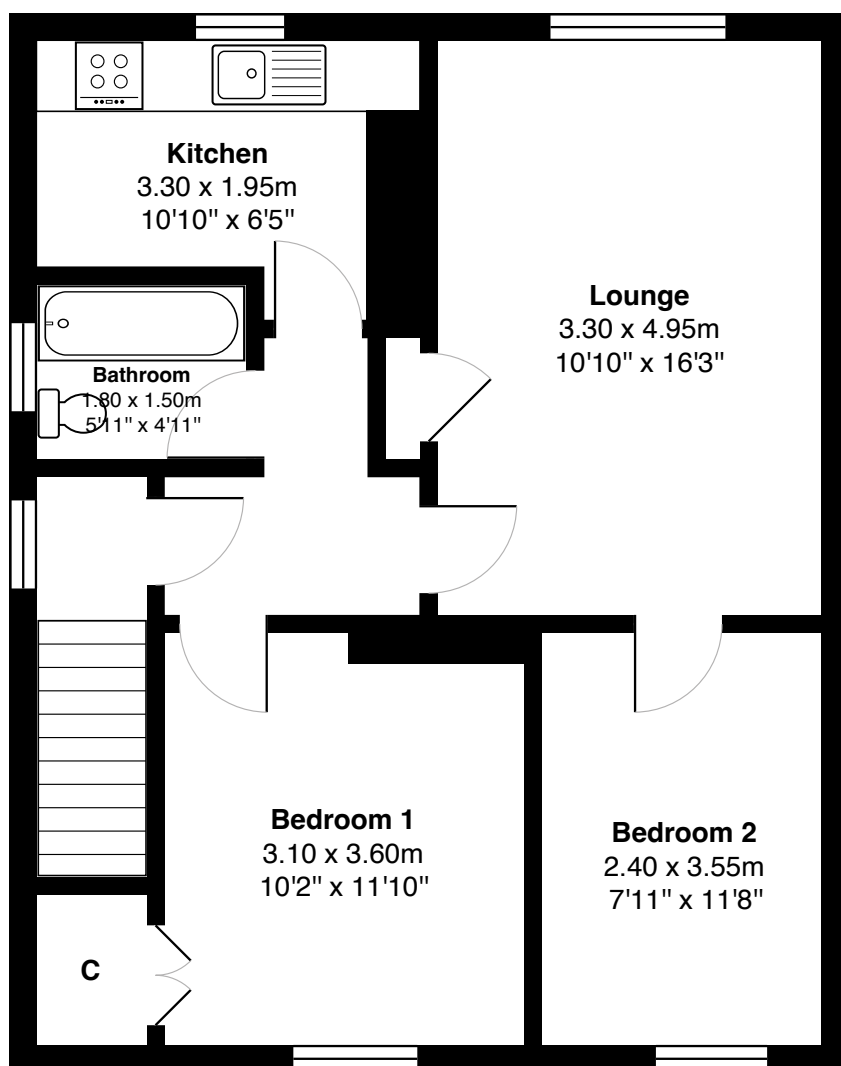
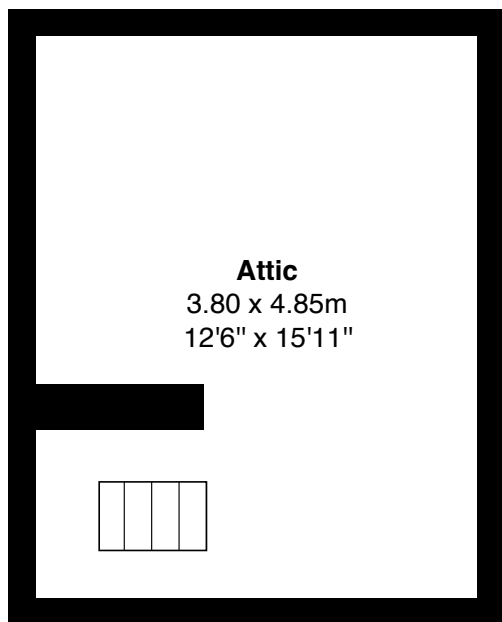
The attic is a superb addition to the property and has been transformed into an extremely useful and versatile space. Currently utilised as a home gym and office, it provides excellent flexibility for those working from home, pursuing hobbies or valuable additional space away from the main living accommodation.





Completing the accommodation is the bathroom, fitted with a white three-piece suite comprising bath with shower over, wash hand basin and WC.





Gross internal floor area (m²): 53m²

EPC Rating: D

Externally, the property benefits from its own garden area, providing valuable private outdoor space with both lawn and paved sections, together with a timber garden shed for additional storage.

Offering spacious accommodation alongside an unusually versatile attic space and private garden, this property would make an excellent home for first-time buyers, couples, young families or those looking for additional work-from-home space.

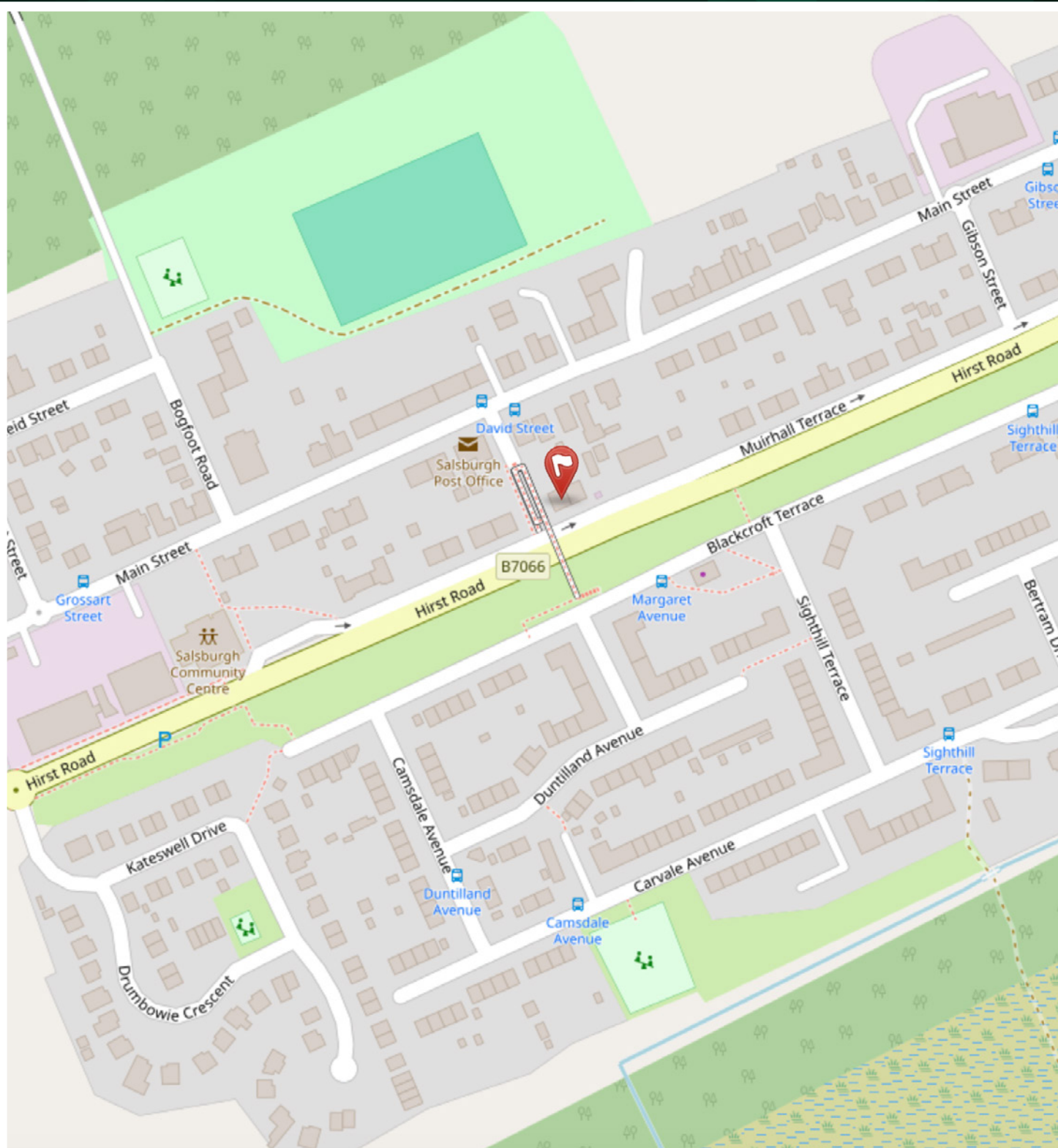




Muirhall Terrace is situated within a popular and established residential area, offering an excellent balance of everyday convenience, transport connections and access to local amenities. The surrounding area is well served by a variety of shops and services catering for day-to-day needs, while a wider selection of supermarkets, retail facilities and leisure amenities can be found within easy travelling distance. There are also local schooling options and recreational facilities nearby, making the area particularly appealing to a broad range of buyers.

For those who enjoy spending time outdoors, the wider area offers a choice of parks, green spaces and walking routes, providing plenty of opportunities for recreation and leisure. The property is also ideally placed for commuters, with convenient access to the local road network providing connections to surrounding towns and employment areas. Regular public transport services operate throughout the area, offering further connections to nearby destinations and making travel straightforward for those commuting for work or leisure. Combining an established residential setting with excellent access to everyday amenities, schooling, transport links and recreational facilities, Muirhall Terrace provides a convenient and well-connected location for first-time buyers, couples and families alike.

The Location



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Part
Exchange
Available



Text and description
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Professional photography
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Layout graphics and design
ALAN SUTHERLAND
Designer

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