



AB Properties



2 Springbank Road  
Dykehead, Shotts, ML7 4EN

Offers over £74,995







**\*\*CLOSING DATE THURSDAY 8TH AUGUST 12 NOON\*\***

End terraced property in sought after residential area of Shotts.

Set over two levels, the property offers spacious accommodation throughout which comprises of; a welcoming entrance hallway with under stairs storage, a bright and spacious lounge, a generous dining kitchen, two sizeable bedrooms which both offer storage, and a family bathroom.

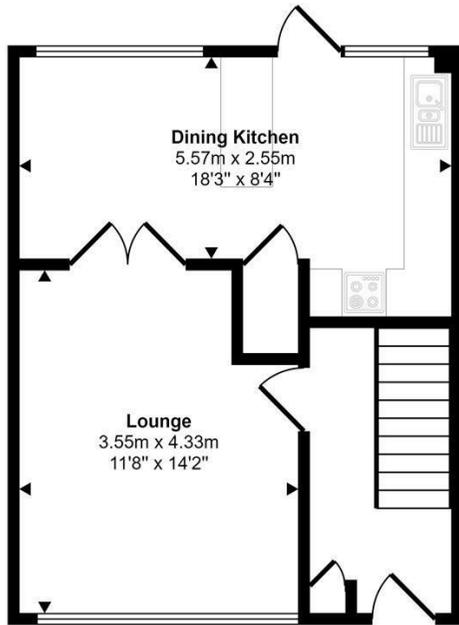
The property does require some upgrades to the heating and electrical systems which are reflected in the asking price. Double glazing is installed throughout.

Externally there are generous garden grounds to the front, rear and side of the property. On street parking is currently available, however, with any relevant permissions, the gardens could be altered to create a driveway.

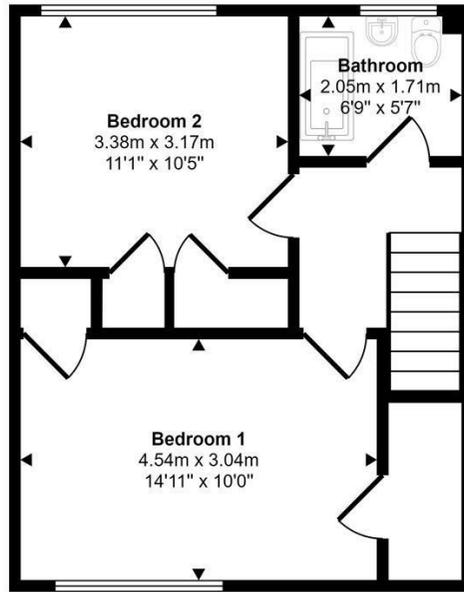
Shotts offers a good range of local amenities including schools, shops, a supermarket, health centre and a sports centre. Favouring commuters to Glasgow and Edinburgh, there is a mainline train station with a regular service to both cities. and the M8 motorway is also within easy reach.



Approx Gross Internal Area  
79 sq m / 848 sq ft

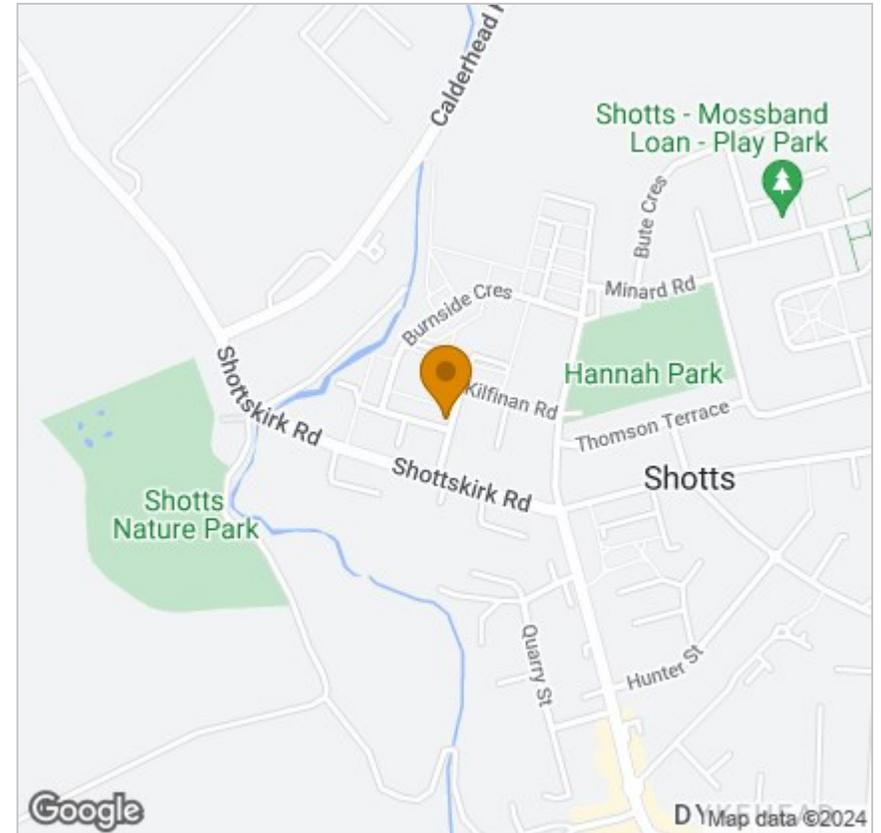


Ground Floor  
Approx 39 sq m / 420 sq ft

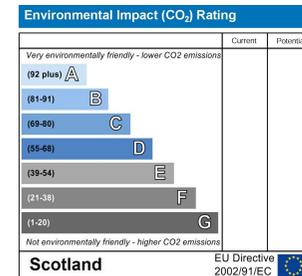
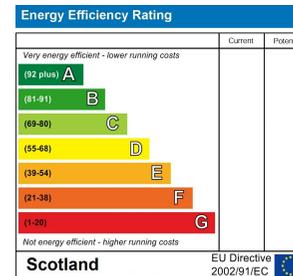


First Floor  
Approx 40 sq m / 428 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Efficiency Graph



### Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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.

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