



AB Properties

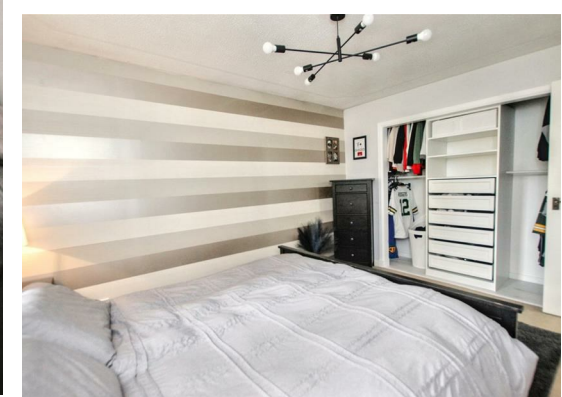


15 New Century Drive  
, Shotts, ML7 4PF

Offers over £99,500











Located in a peaceful residential pocket of Shotts, this beautifully presented two-bedroom first-floor apartment on New Century Drive offers spacious and stylish living, ideal for first-time buyers, downsizers, or those commuting across central Scotland.

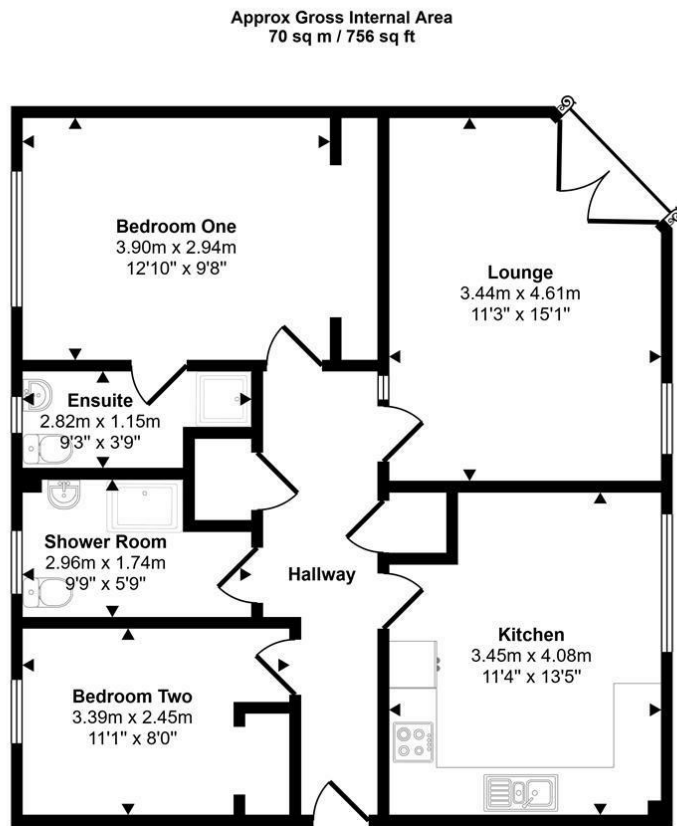
A welcoming entrance hallway with two useful storage cupboards leads to a bright and generously sized lounge featuring a Juliet balcony that fills the space with natural light. The two double bedrooms are well-proportioned, with the principal bedroom further benefiting from an en-suite shower room. A modern shower room has recently been installed and features a vanity sink unit and double shower enclosure. Completing the accommodation is a well-appointed dining kitchen, fitted with a mid-height double oven, gas hob, and extractor hood.

Additional features include gas central heating, double glazed windows throughout, and a secure door entry system. Externally, the development offers well-maintained communal garden grounds and allocated residents' parking for added convenience.

The village of Shotts provides a wide range of amenities including local shops, restaurants, a leisure centre, library, health centre, post office, and golf club. There is also a choice of nursery and primary schools in the area. Excellent transport links make this a desirable location for commuters, with a train station offering regular services between Edinburgh and Glasgow, and easy access to the M8 motorway connecting to the central belt.





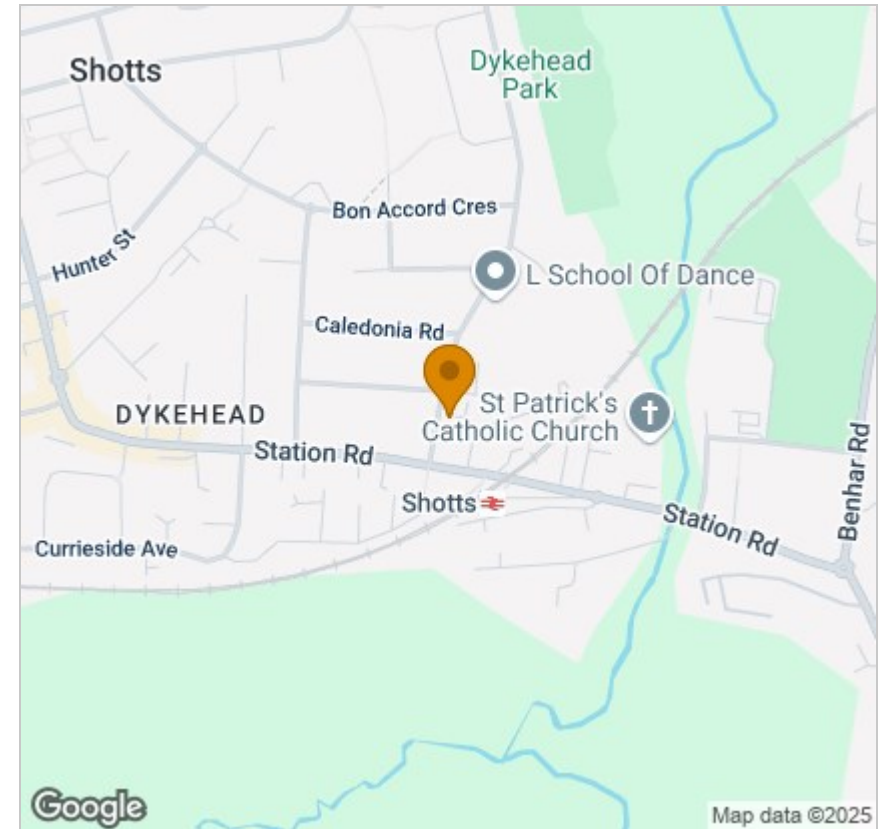


Floorplan

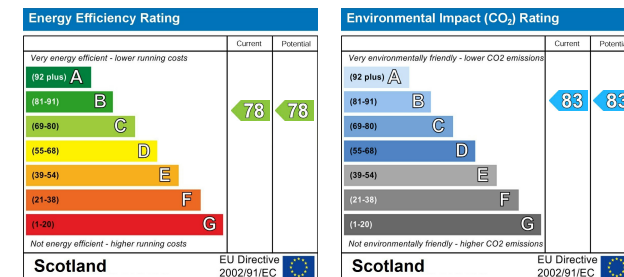
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

## 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.



## Energy Efficiency Graph



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