



AB Properties



12 Southfield Avenue

, Shotts, ML7 5LP

Offers over £199,995

Spacious detached bungalow located in a much sought after residential area of Shotts.

The property boasts spacious accommodation throughout and has been well maintained by the current owners. A welcoming entrance hallway leads to all apartments which include; a spacious lounge with picture window and storage cupboard, a well appointed kitchen with space for dining, four bedrooms with ensuite to the master, family shower room and rear porch. Two of the bedrooms are currently utilised as a dining room and office which demonstrates the flexibility of the accommodation.

Storage can be found in the lounge, all bedrooms and in the rear hallway and further benefits are gas central heating and double glazing which have been installed throughout.

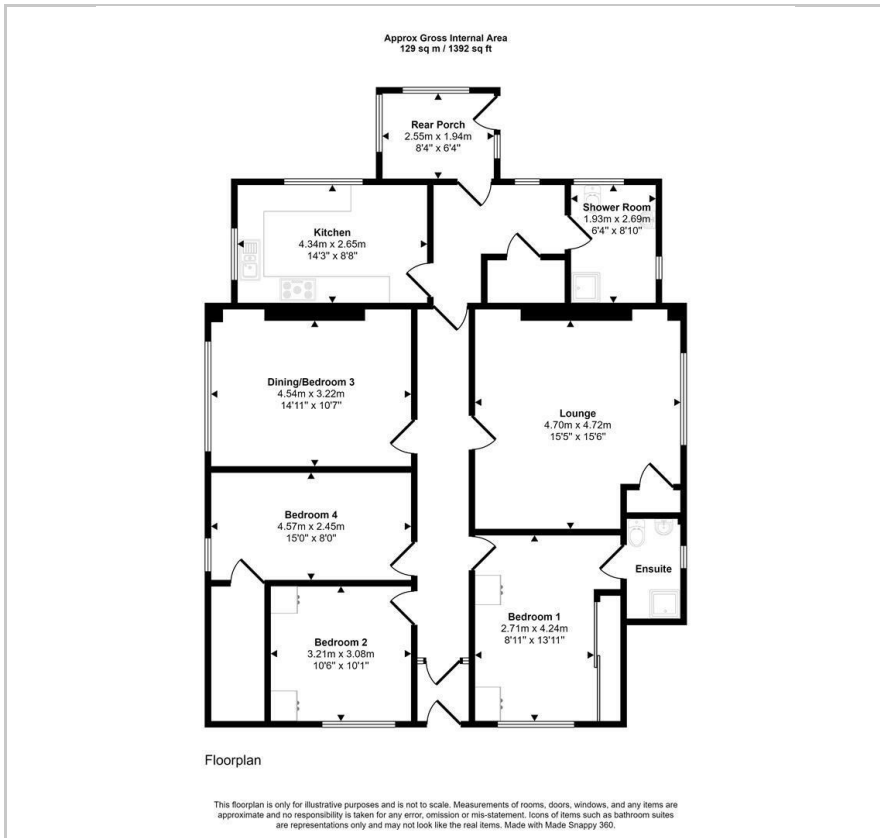
The property sits on an extensive plot with beautifully maintained gardens to the front and rear. The rear gardens offer excellent privacy and have been landscaped with a neat lawn and colourful flower beds. Ample off road parking is available on the large driveway which lies to the side of the property and a large double garage provides further secure parking or the opportunity to use for storage or workshop.

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 regular service to both cities, and the M8 motorway is also within easy reach.

Viewing

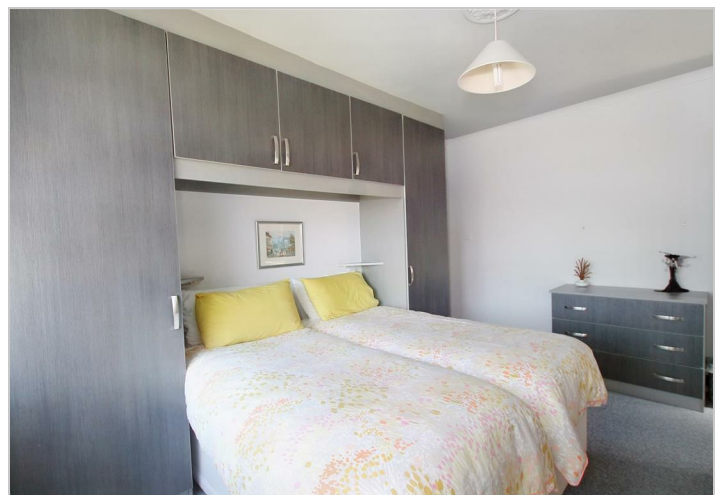
Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC



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