Brown&Co
PROPERTIES LTD

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119 Currieside Avenue

Shotts, ML7 4AX

Offers over £129,000

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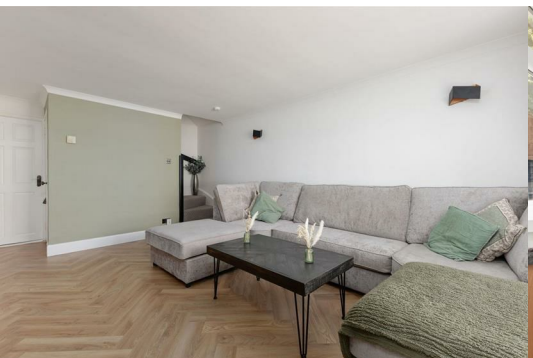
Back on market 29th Sep We welcome to the market this tastefully presented 2 bedroom end-terraced property, tucked within a popular residential area of Shotts that is well placed for commuting professionals. Currieside Avenue is a quiet cul-de-sac lying close to the town centre, with this property a stone throw from the train station to prove particularly handy for those travelling throughout the central belt for work. Local amenities and a choice of schooling can be found in short walking distance from the property, with a link to the M8 motorway similarly easily located to further enhance travel in and around the region.



Client Comments
"Our favourite things about our home is the space it has for a 2 bed, the big driveway whilst the back garden is good for sun and the street is quiet."

Description
The property itself is an ideal choice for buyers in search of their first time home, with accommodation perfect for a couple or young family. A spacious main living room is a comfortable spot to relax and unwind, with calming neutral tones and on trend styling throughout. The fitted kitchen features a range of storage cabinets and integrated appliances, with space for a table to host everyday meals if desired. On the upper level are 2 double bedrooms, well suited to a couple or those with a child with the added benefit of fitted storage space to each of the rooms for daily essentials. A floored attic offers an additional storage space. The bathroom features a 3 piece white suite, with an electric shower mounted above the bathtub alongside low maintenance wet wall boards for everyday convenience. Externally the property enjoys excellent off-street parking, with a generous driveway to the front allowing space for a number of vehicles to park. To the rear, the west facing garden is landscaped for enjoying the best of the sunshine, with a decked terrace and artificial lawn. A garage to the rear allows for extra parking or storage needs.

Location
Once a thriving industrial centre, Shotts is a small town situated roughly halfway between Edinburgh and Glasgow, offering a range of amenities to cater for everyday needs. A choice of schooling is on offer from primary through to secondary level whilst the town boasts a selection of shops including a supermarket, health centre and other leisure activities including Shotts Leisure Centre. The town is well positioned for commuting with a train station offering a regular service to Edinburgh and Glasgow and a nearby M8 motorway junction providing access to Scotland's major road network.

Living Room 18'9" x 11'8" (5.72m x 3.56m)

Kitchen 11'8" x 7'8" (3.56m x 2.34m)

Bedroom 1 11'8" x 10'7" (3.56m x 3.25m)

Bedroom 2 11'8" x 8'2" (3.56m x 2.51m)

Bathroom 8'3" x 4'5" (2.54m x 1.37m)

Extras
All blinds, light fittings, floor coverings, curtain poles and integrated appliances included in the sale.

Key Info
Home Report Valuation: £130,000
Total Floor Area: 61m2 (660 ft2)
What3words: ///spooked.scooped.releasing
Parking: Driveway & Garage
Heating System: Gas
Council Tax: B - £1716.46 per year
EPC: D

Disclaimer
Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on within the advert and should be viewed at your earliest convenience.

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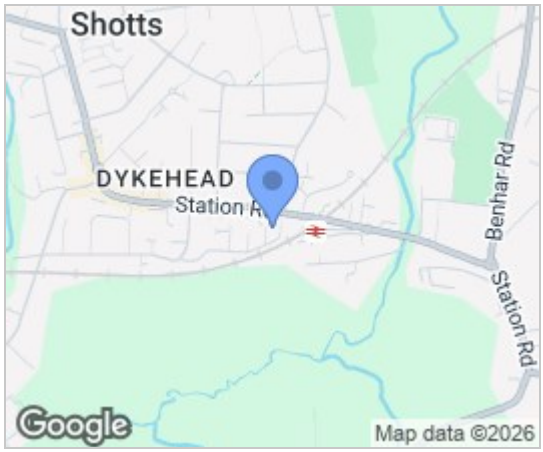
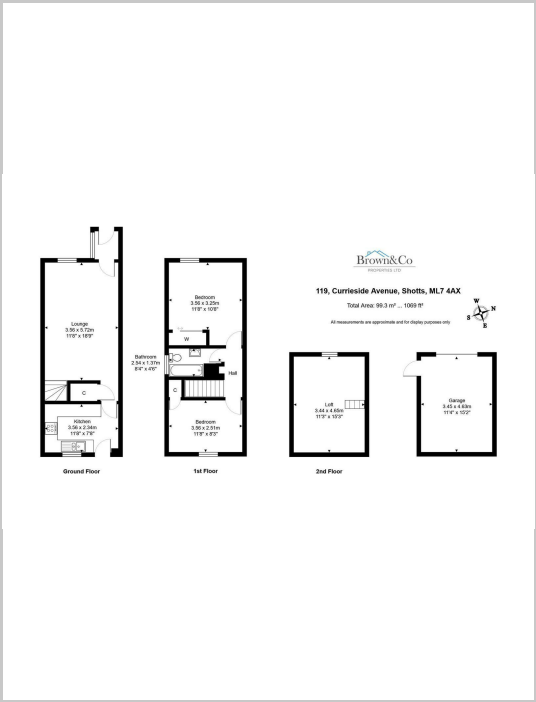
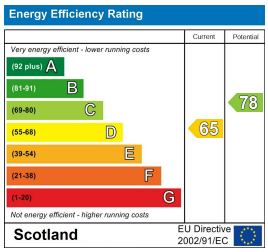
Area Map

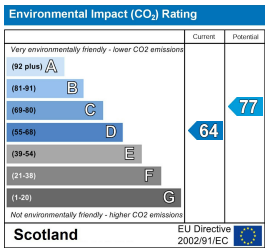


Floor Plans



Energy Efficiency Graph





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