4 Coire Loan

Shotts, ML7 5JY

Offers over £92,500

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We welcome to the market this 2 bedroom terraced property in Shotts, offering an ideal first step onto the ladder for a couple or young family looking for their first time home. Coire Loan lies within the Springhill area of the town, with a selection of local convenience stores and primary school easily accessible. A secondary school and wider selection of shops, food outlets and amenities can be found within the town centre. The town is a perfect choice for commuters, with a train station providing a regular link to Edinburgh and Glasgow. The M8 motorway and A71 are similarly within easy reach, offering additional transport to those traveling throughout the region.

Description

The property itself is a well proportioned home that benefits from 2 double bedrooms, offering space to grow or cater for hybrid working should a home office be required. The living room is a comfortable size to allow everyday relaxing, whilst the modern dining kitchen comprises a range of wall and base storage units, space for all the essential appliances and room for a table to host daily meals. The family bathroom is equipped with a 3 piece white suite and chrome mixer shower mounted above the bath. Gas central heating and double glazing offer further practical comfort, with the combi boiler and windows upgraded during the vendors ownership. Good sized gardens can be found at both the front and rear, with the south facing rear a great space for enjoying the sunny weather or letting the children play. A brick out-house offers storage for external items, with shared close leading to the front. A range of on-street parking can be found opposite the front and side of the property.

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.

Entrance 14'11" x 6'0" (4.57m x 1.85m)

Living Room 14'11" x 10'9" (4.56m x 3.28m)

Kitchen 17'4" x 7'6" (5.29m x 2.31m)

Upper Hallway 6'1" x 4'7" (1.86m x 1.42m)

Bedroom 1 14'5" x 10'0" (4.40m x 3.05m)

Bedroom 2 12'3" x 10'11" (3.74m x 3.35)

Bathroom 7'8" x 6'0" (2.34m x 1.84m)

Extras

All blinds, light fittings, floor coverings and any integrated appliances included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £95,000
Total Floor Area: 74m2 (800 ft2)
Parking: On-Street
Heating System: Gas
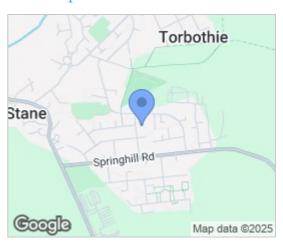Council Tax: A - £1368.83 per year
EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. 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.
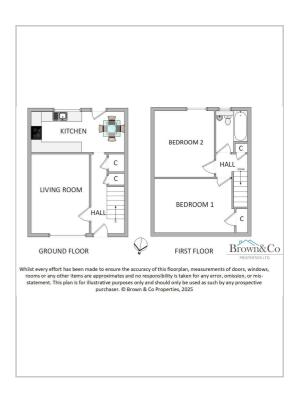
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Area Map

Floor Plans

Energy Efficiency Graph