



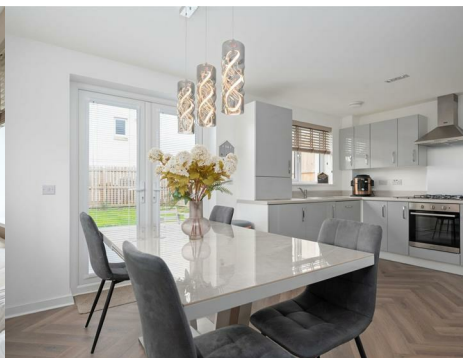
## 1 Waddell Terrace

Shotts, ML7 5FP

Fixed Price £220,000



A wonderful first or next step on the property ladder is available with this impeccably styled 3 bedroom property in Shotts, set within a popular new development that is perfect for a range of buyer motivations. Located on Waddell Terrace and completed in late 2023 by Keepmoat Homes, this “Ailsa” style is a bright and spacious property that is ready for the new owner to move right in. Shotts is a popular community that offers excellent transport links, including a train station with regular link to Edinburgh and Glasgow alongside easy access to the M8 via junction 5. A range of shops and facilities perfectly assist with everyday requirements, whilst a choice of schooling for all ages prove especially handy for those with a family.



Client Comments

"We love our home, its great for commuting to both Edinburgh and Glasgow with fantastic and friendly neighbours. The property is energy efficient and continuously warm, whilst with the EV charger we can charge our electric car for a fraction of the cost at home. There are some great woodland walks on our doorstep which has been ideal for exploring with our dog."

Description

The property itself offers over 900 sqft of accommodation that is perfect for a couple or young family in search of a turn-key home. The property sits in a peaceful cul-de-sac location, boasting a driveway at the side to guarantee off-street parking which has been complimented by an EV charger which is perfect for buyers with an electric car. The home boasts an efficient heating system and solar panels, generating an attractive band B energy rating that is often incentivised by mortgage lenders. Internally the property features a spacious living room, tastefully presented in calming neutral tones with a striking herringbone flooring running throughout the ground floor. The stylish dining kitchen enjoys French doors to the rear, with a range of sleek storage cabinets equipped with integrated appliances, proving this to be a wonderful space to host daily meals or entertain friends and family. The upper level includes the 3 well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room and fitted wardrobes. A further double bedroom and smaller single is perfect to meet family or home working arrangements. The bathroom features a 3 piece white suite, whilst a ground floor WC provides further convenience. An enclosed west facing rear garden is laid to lawn alongside a slabbed patio for hosting summer BBQ's, providing an excellent space to enjoy the best of the afternoon and evening sun.

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 15'7" x 10'7" (4.77m x 3.24m)

Kitchen / Dining Room 15'7" x 10'4" (4.77m x 3.17m)

WC 5'4" x 5'0" (1.65m x 1.54m)

Bedroom 1 12'1" x 10'0" (3.70m x 3.05m)

En Suite 8'11" x 5'5" (2.73m x 1.66m)

Bedroom 2 10'7" x 8'1" (3.24m x 2.47m)

Bedroom 3 7'6" x 6'7" (2.30m x 2.03m)

Bathroom 7'1" x 5'7" (2.18m x 1.72m)

Extras

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

Key Info

Home Report Valuation: £220,000

Total Floor Area: 84m2 (905 ft2)

Parking: Driveway

Heating System: Gas

Factor: £175 per year (approx.)

Council Tax: C - £1825.11 per year

EPC: B

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.

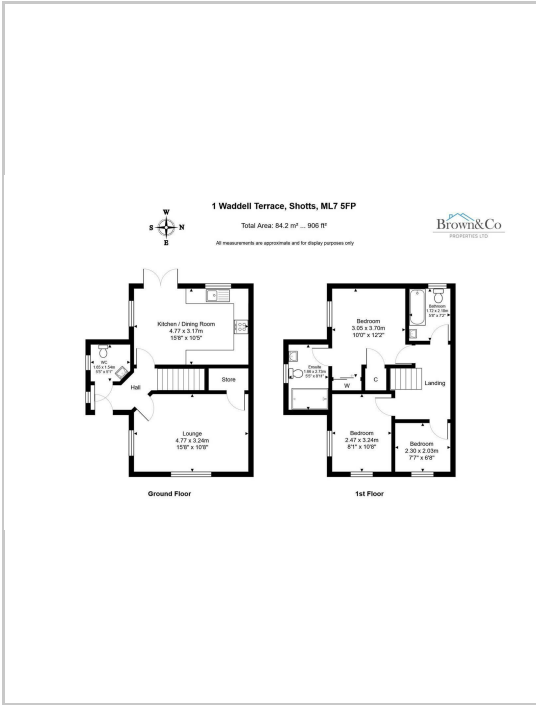
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Area Map



Floor Plans



Energy Efficiency Graph

