



110 Tulloch Road

Shotts, ML7 5LE

Offers over £78,000



Positioned within a popular residential area of Shotts, this 2 bedroom semi-detached property represents an ideal opportunity for first-time buyers or investors looking for a home to add value with a strong rental demand available locally. Set on Tulloch Road in the eastern edge of the town, the property is located within easy reach of major commuting links such as the M8 motorway and Shotts train station. For those with a family, there is a handy choice of schooling to be found in the town alongside a selection of amenities to cater for everyday needs.



Client Comments

"Its a semi-detached family home with a large garden which backs on to open fields. The feature fireplace in lounge adds a homely, cosy feel. There are two large bedrooms both with built in storage areas. Its a central location with easy access to transport links including a bus stop outside a train station in the town centre".

Description

Although now in need of some modernisation, the home offers excellent potential throughout and provides a solid foundation for a comfortable family residence or profitable rental. The accommodation features a bright living room, well-proportioned kitchen with scope to reconfigure or extend (subject to permissions), 2 generously sized double bedrooms with fitted wardrobes and a shower room comprising 3 piece suite. Double glazing can be found throughout with the heating currently operated by a series of electric room heaters. Mains gas is available in the area to connect to the property if preferred. Externally, the property benefits from sizeable garden grounds to the rear—perfect for landscaping, outdoor seating, or future development. A front garden offers driveway potential subject to necessary consents with parking spaces currently found on-street and in a small residents parking area opposite. With its appealing price point and excellent potential for improvement this is a good opportunity to secure a property with significant future value in a well-established location.

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 Hall 15'0" x 6'1" (4.58m x 1.86m)

Living Room 15'0" x 10'9" (4.58m x 3.29m)

Kitchen 17'3" x 7'5" (5.28m x 2.27m)

Upper Hall 6'2" x 4'6" (1.88m x 1.39m)

Bedroom 1 14'6" x 10'0" (4.42m x 3.07m)

Bedroom 2 12'5" x 10'10" (3.80m x 3.32m)

Shower Room 7'9" x 6'1" (2.37m x 1.86m)

Extras

Any items remaining within the property can be included if required by the prospective buyer.

Key Info

Home Report Valuation: £80,000

Total Floor Area: 73m² (785 ft²)

Parking: On-street

Heating System: Electric heaters

Council Tax: A - £1368.83 per year

EPC: F

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.

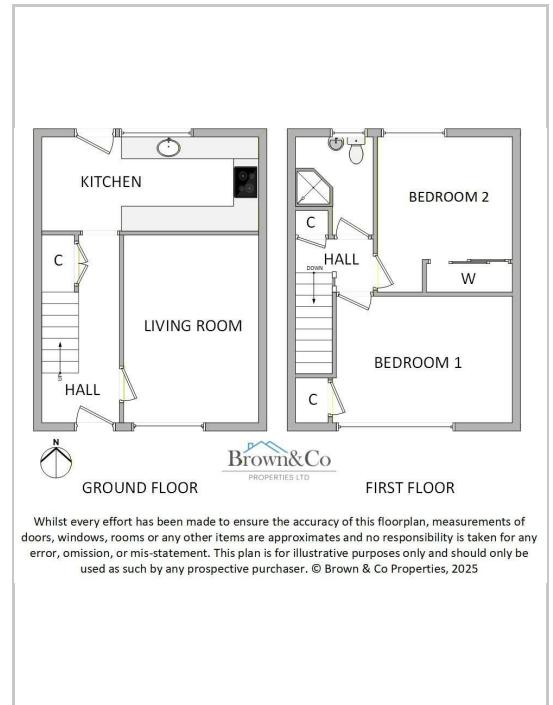
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Area Map



Floor Plans



Energy Efficiency Graph

