



11 Waddell Terrace

Shotts, ML75FP

Offers over £180,000



Set within a peaceful location in this new build development in Shotts, this 2 bedroom terraced property poses a wonderful choice for buyers looking to take their first steps onto the property ladder. Waddell Terrace lies within the Bertramfarm development by Keepmoat Homes and was completed in 2024, with the balance of the builders NHBC certificate passing across to the new owner. The location is to the eastern edge of the town within the Springhill area and is a short drive from the A71 and M8, to provide excellent commuting options for buyers travelling throughout the central belt. A further commuting link can be found from Shotts train station in the town centre, offering a regular connection to Edinburgh and Glasgow. Schooling for all ages can be found in the town too, with a range of shops and amenities to perfectly cater for everyday requirements.



Client Comments

"The house is in a quiet area with quiet neighbours, no through traffic and a lovely view from the front window. The south-west facing rear garden has great afternoon and evening sunshine."

Description

The property itself is immaculately presented throughout and ready for the prospective new owner to move in with minimal fuss. Offering a well proportioned footprint, the ground floor includes a good sized living room for everyday relaxing, a dining-kitchen including a range of sleek storage and integrated appliances and a WC with adjacent utility area. On the upper floor are the 2 double bedrooms, perfectly sized for a couple or young family or to provide space to meet home working arrangements. The family bathroom features a 3 piece white suite with the addition of a chrome mixer shower above the bath. The house boasts a B energy rating with excellent insulation, a super efficient gas central heating system and solar panels to the rear projection to assist consumption needs of busy life. The energy conscious will also find an EV charging point installed to the front, with 2 allocated parking space complimented by a selection of visitor parking. The west facing garden is slabbed for easy maintenance and enjoying the best of the sunny weather, whilst a summer-house provides a further space for work, rest or play and is fitted with power for a variety of needs. An adjoining shed is ideal for storing tools or garden items.

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 13'2" x 11'1" (4.03m x 3.40m)

Kitchen / Diner 11'1" x 10'3" (3.40m x 3.14m)

Utility Room 6'3" x 3'7" (1.91m x 1.10m)

WC 5'8" x 3'7" (1.75m x 1.10m)

Bedroom 1 14'7" x 7'6" (4.47m x 2.31m)

Bedroom 2 12'5" x 8'8" (3.81m x 2.65m)

Bathroom 7'7" x 6'9" (2.32m x 2.06m)

Extras

Included in the sale - blinds, floor coverings, light fittings. Outside summerhouse. Integrated appliances. EV Charger. Any other items by separate negotiation.

Key Info

Home Report Valuation: £185,000

Total Floor Area: 67m2 (725 ft2)

What3words: ///froze.gestures.drummers

Parking: Allocated

Heating System: Gas

Council Tax: C - £1825.11 per year

EPC: B

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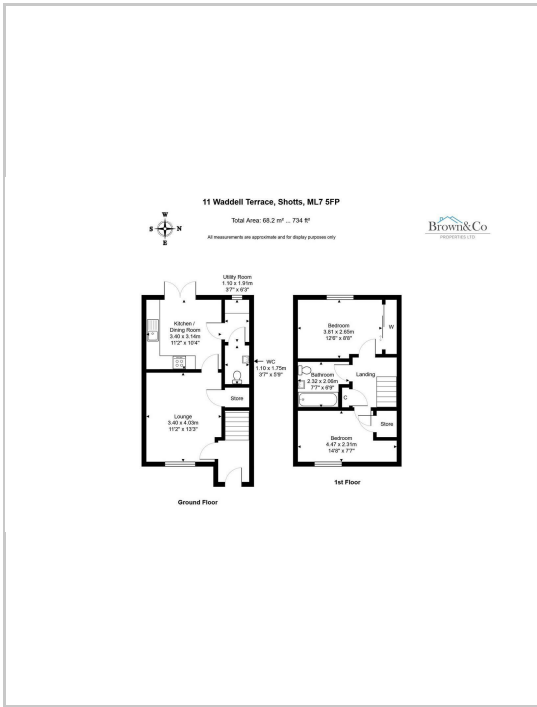
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Area Map



Floor Plans



Energy Efficiency Graph

