



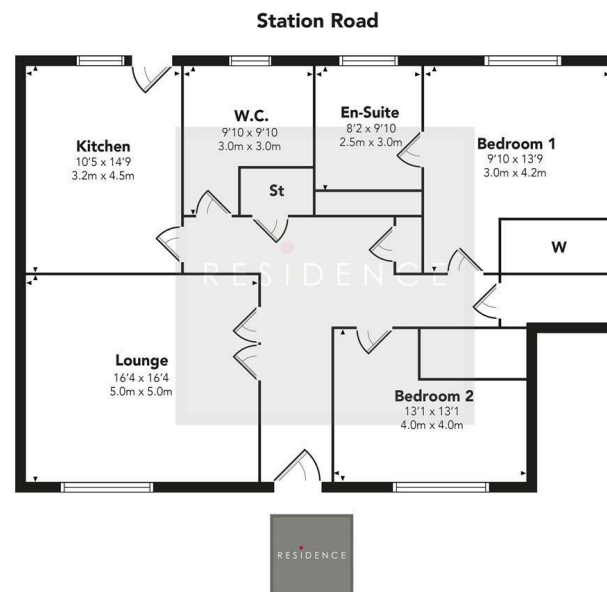
ESTATE AGENTS

123A Station Road, Shotts, ML7 5DY



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Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful,
independent investigation of the property to determine to your satisfaction as to the suitability
of the property for your space requirements.
Produced by Plush Plans Ltd

Property Reference RH2093

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We believe these details to be accurate however it is not guaranteed and they do no form any part of a contract. Fixings and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



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The building is finished in buff blonde facing stone and has ample private residents and visitor parking adjacent.

The apartment is accessed via its own main front door which in turn leads to a large and welcoming entrance hall with ample storage. There is a very generous lounge, modern fitted dining kitchen with integrated appliances, two sizeable double bedrooms with the principal bedroom having an en-suite shower room and the second bedroom having use of a large three-piece main bathroom.

The kitchen provides access to an attractive rear garden area with elevated timber sun deck and access to the private car parking.

Shotts is surrounded by towns including Wishaw, Shotts, Motherwell and Carluke. The area and surrounding villages provide basic shopping amenities and an excellent primary and nursery school with a wider range of amenities including a twenty-four hour Asda, located only a short drive away. There are regular bus and train services from Hartwood, Shotts and Wishaw which link to Glasgow, Edinburgh and throughout Scotland and for those traveling by car, the area is served by excellent road links to the M8 and M74 motorways. There are excellent sports facilities throughout North Lanarkshire including swimming baths, football parks, golf courses and country parks.

