



## 28 Bowhousebog Road

, Shotts, ML7 5BU

**Offers over £170,000**

This rarely available and deceptively spacious mid terraced villa is situated within a quiet semi rural location of Hartwood, Shotts. Exceptional versatile accommodation, within a setting that combines picturesque views and a peaceful countryside outlook

The accommodation comprises reception hallway, bright lounge, modern fitted kitchen with integrated oven hob and cooker hood, three good sized bedrooms (one downstairs) bathroom and cloakroom/wc.

The property is heated by an oil fired central heating system, double glazed throughout and has landscaped gardens to front and rear. A garage is at the rear of the garden and accessed via the the side of the Cottages.

The property is also ideally placed for access to a wide range of surrounding towns and amenities. Shotts, Allanton, Newmains, Wishaw, Motherwell and Livingston are all within easy reach, providing convenient access to shopping, schooling, leisure facilities, employment opportunities, and everyday services. The surrounding road network also offers straightforward connections throughout Lanarkshire and towards the wider motorway network.

EPC D

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- Spacious Mid Terraced Villa
- Three Bedrooms
- Landscaped Gardens
- Modern Fitted Kitchen
- Semi Rural Location
- Garage



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Floor Plan



Area Map



Energy Efficiency Graph



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