





SHOTTS

49 Appin Terrace, SHOTTS, ML7 5JP

Independent Estates



Travel Directions

Entering Shotts from Allanton take first right at Stane corner, then fourth left into Springhill Road. Take your third left onto Melford Avenue. Take your second left into Appin Terrace and the property is at end of street on your left.

Entrance Hallway	1.19m x 1.83m	Lounge	3.18m x 5.82m
Kitchen	2.71m x 4.56m	Half Landing	1.91m x 2.06m
Bedroom One	2.82m x 4.07m	Bedroom Two	3.37m x 2.86m
Bathroom	1.87m x 1.69m		

Viewing: [Strictly by appointment via Independent Estates](#)

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Situated in the popular town of Shotts with all its amenities and transport services. Appin Terrace provides easy access for commuting both to Glasgow and Edinburgh via motorway and transport services.

Independent Estates are delighted to welcome this spacious semi detached villa to the market. The property would be ideal for the first time buyer offering accommodation comprising: Entrance to property via front facing upvc door with glass insert and matching glazed side panel. Gives access to entrance hallway with laminated flooring leading to lounge, kitchen and carpeted staircase. Generous lounge with front facing window and rear facing French doors opening out onto timber deck. The lounge further boasts laminated flooring and feature lighting. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, partially tiled walls and laminated flooring. Rear facing upvc door with glazed insert leading to rear garden.

Carpeted upper landing gives access to two double bedrooms, bathroom, storage cupboard and loft hatch. Bedroom one is front facing with fitted wardrobes and carpet. Bedroom two is rear facing with triple mirrored wardrobes and fitted carpet. Rear facing bathroom comprising low flush wc, wash hand basin with vanity, bath, shower (over bath), feature lighting and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn. Large rear garden is again mainly laid to lawn with large timber patio deck area, paved pathway, garden shed and timber boundary fencing.

EXTRAS - All floor coverings, light fittings and window blinds.
EPC-C.



Offers Over £78,000