

12 Katrine Road

SHOTTS, NORTH LANARKSHIRE, ML7 4JA



*CHARMING 2-BED MID-TERRACE HOME -
IDEAL FOR FIRST-TIME BUYERS OR INVESTORS!*



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Step inside this well-presented two-bedroom mid-terrace home, offering a perfect blend of comfort, convenience, and low-maintenance living. Situated in a sought-after location, this property is an excellent choice for young couples, small families, or a savvy buy-to-let investment.

The welcoming entrance porch leads into a spacious lounge, providing plenty of room to relax or entertain. The galley-style kitchen diner features light oak units, an electric oven and hob, and space for a freestanding washing machine and fridge freezer. White goods are included in the sale.







Upstairs, you'll find two bright and spacious bedrooms, both have ample room for freestanding furniture. The modern bathroom is fully tiled and fitted with a quadrant shower enclosure and electric shower.

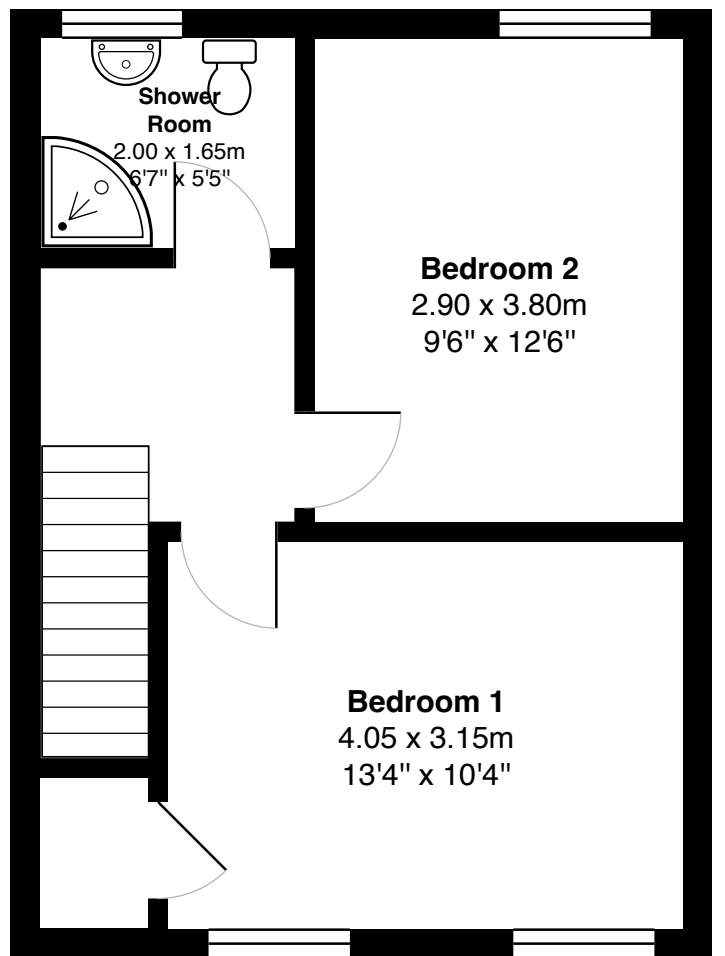
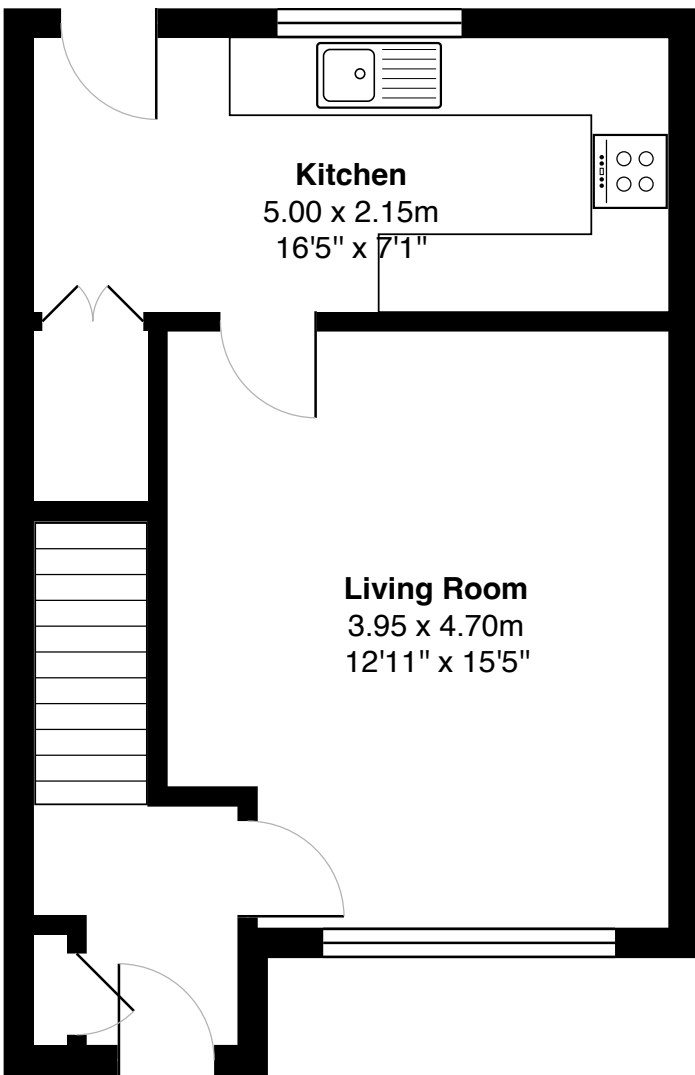




Bedroom 2







Gross internal floor area (m²): 74m²

EPC Rating: D

Outside, the low-maintenance rear garden is perfect for enjoying the outdoors, complete with a sun patio and a handy shed. To the front, a private driveway offers convenient off-road parking. Additional benefits include double glazing and electric storage heating.

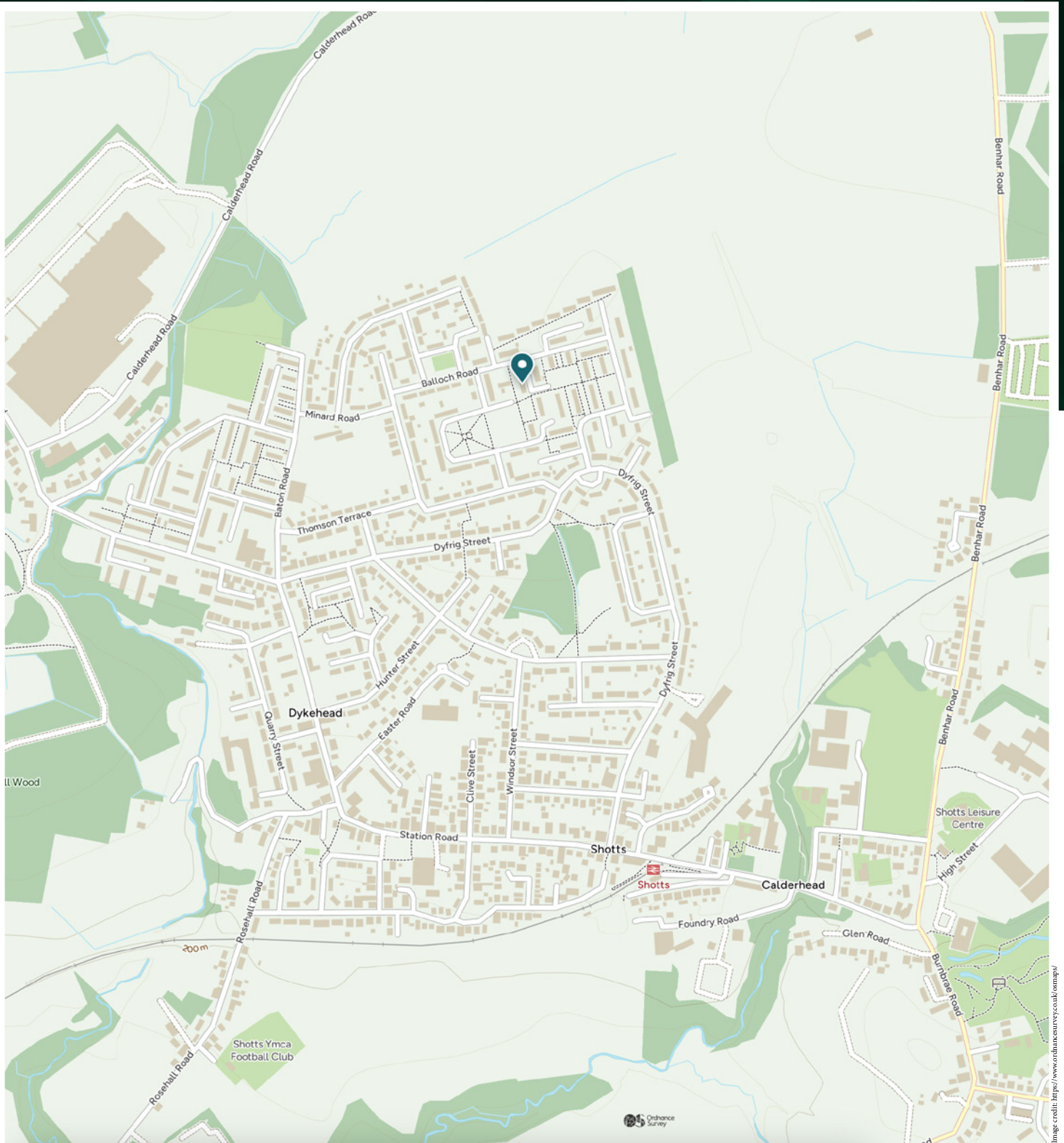
With its spacious accommodation and great value for money, this property is sure to appeal to a wide swathe of buyers. Early viewing is recommended.





Shotts is a small rural town in North Lanarkshire, located almost halfway between Glasgow and Edinburgh. This growing community has been the subject of ongoing property development and is a natural location for anyone needing access to the M8 and wider central belt. There are three primary and one secondary school, several superb restaurants, alongside major banks, a health centre, shopping facilities and several social clubs. Recreational pursuits are also well catered for in the area. There is a leisure centre with an excellent swimming pool, football pitches and playing fields, bowling club and a superb parkland golf course laid out by the legendary course architect James Braid in 1936.

Polkemmet Park can be found 15 minutes away by car in the nearby West Lothian area. The country park has many amenities including: a 9 hole golf course, flood light driving range, play park, café and the Scottish Owl Centre. Further retail facilities can be found in the surrounding towns of Carluke, Motherwell and Hamilton and there is also a direct rail link to Glasgow and Edinburgh, just a five-minute walk to the train station from the property. Shotts is one of only four stops on the fast train service, giving a journey time of thirty minutes to both Glasgow and Edinburgh.



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