

# Fred.

ESTATE AGENTS



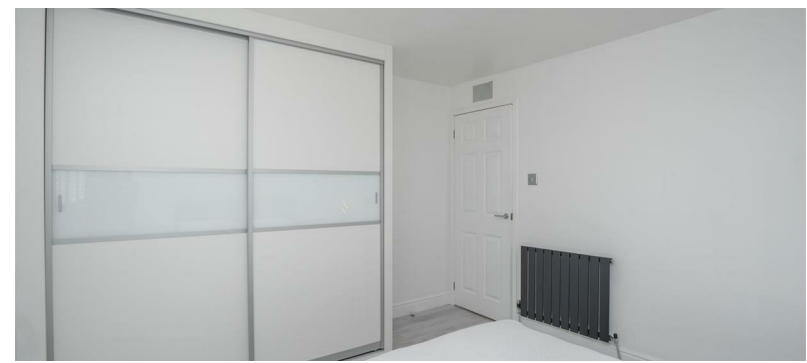
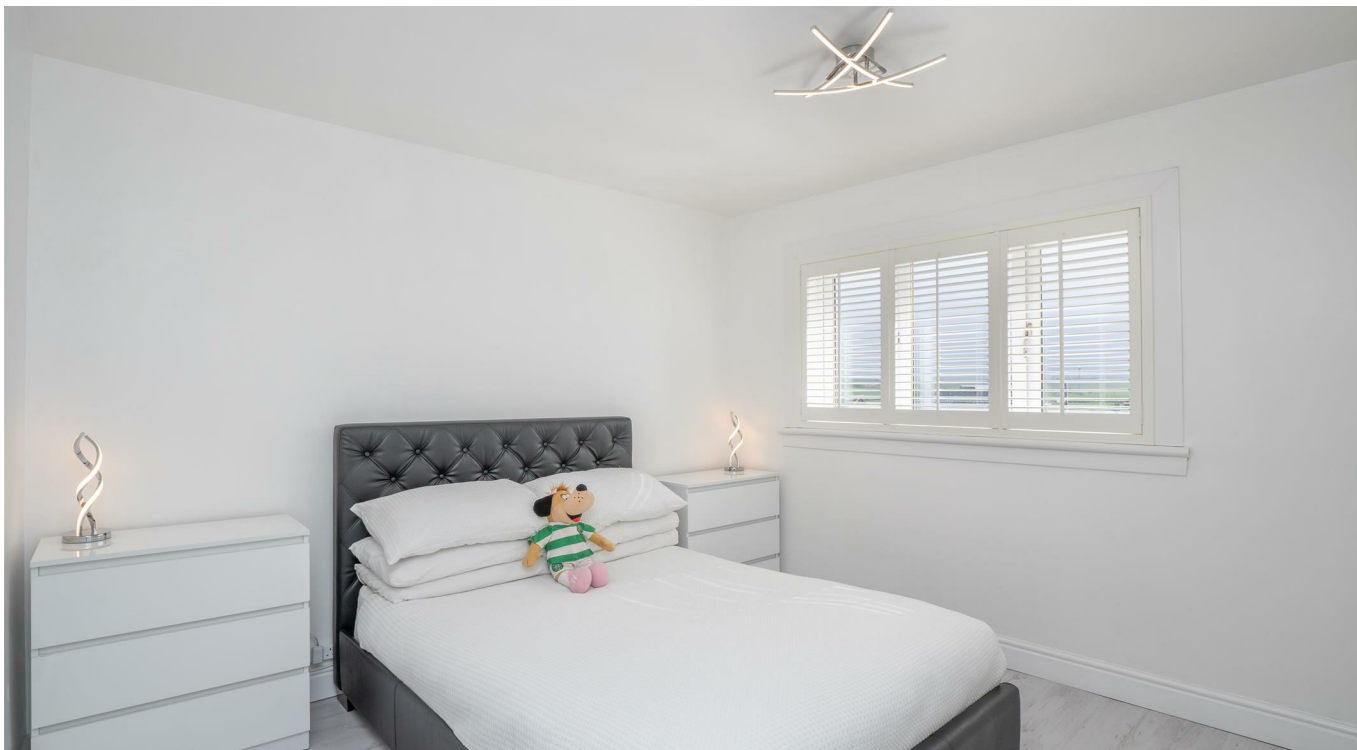
**47 Currieside Avenue**

Shotts

**Offers over £94,995**







**47 Currieside Avenue, Shotts ML7 4BL**

Approximate Gross Internal Area  
678 sq ft - 63 sq m

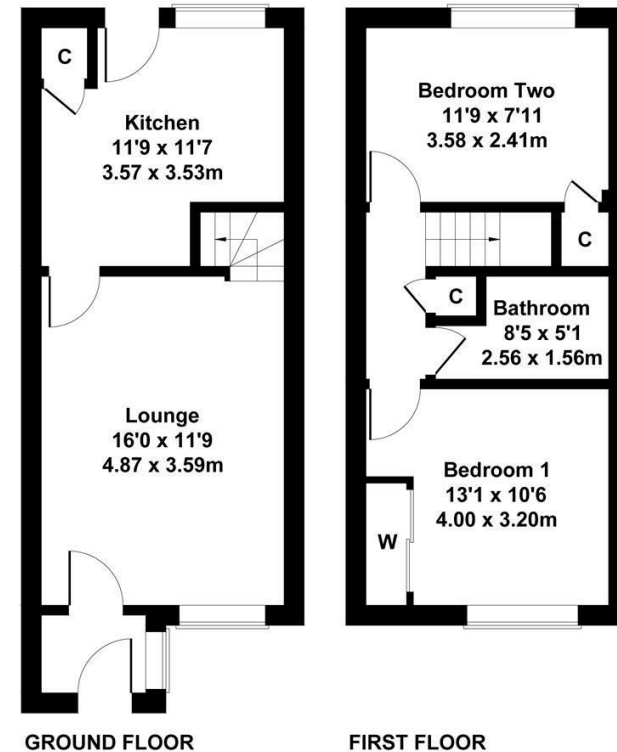
This floor plan is for guidance only and is not drawn to scale.  
LV Productions luca@lvproductions.co.uk

Located within a locally desired residential address within the village of Shotts, lies this beautiful two bedroom mid terrace property.

The accommodation on offer is set over two levels with the ground floor comprising of welcoming entrance vestibule, bright and spacious open plan front facing lounge with large full length window allowing for plenty of natural daylight, laminate tile effect flooring and modern kitchen with fitted wall and floor mounted units, built in oven and hob and vertical flat panel radiator. On the upper level you will find two bedrooms both of which have laminate flooring, neutral colour decor with the master benefiting from modern fitted wardrobes and a family bathroom consisting of three piece suite with back to wall WC, vanity sink unit, bath with overhead shower and wet wall panelling.

Features of the property include gas central heating, double glazing, monoblock driveway and rear garden with raised decked area with artificial lawn.

Shotts enjoy a range of local amenities which include shopping, schooling and recreational facilities, whilst the towns of Wishaw, Hamilton & Livingston are within reach. For the commuter there is regular bus & rail services, with access to motorway networks providing convenient access to the central belt.

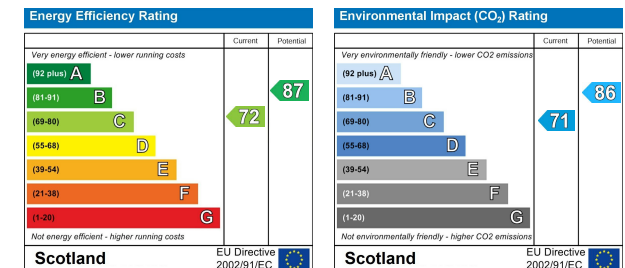


## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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