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ESTATE AGENTS



11/12 Dewshill Cottages

Shotts

Offers over £105,000



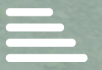
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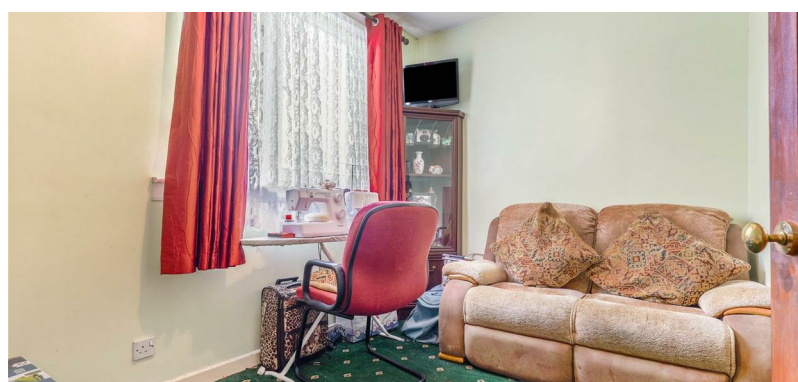
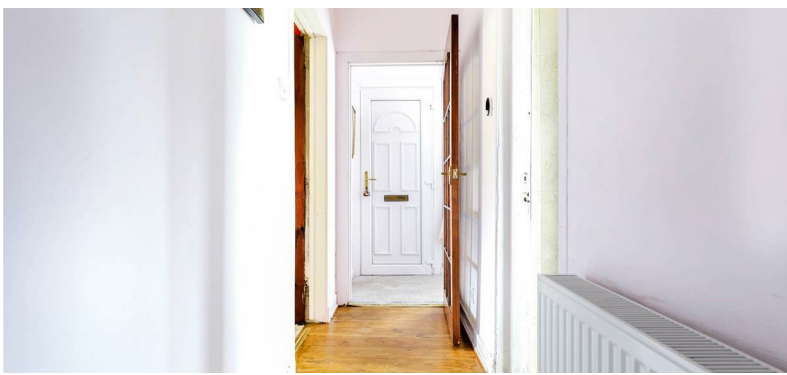
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Situated within the village of Salsburgh, Shotts and providing well appointed accommodation over two levels, lies this four bedroom semi detached property.

The property is split over two levels with the ground floor comprising of a bright and comfortable lounge, a well-appointed kitchen, a shower room, and a versatile bedroom which could also be utilised as an additional sitting/dining room or home office.

Upstairs, you'll find three additional bedrooms and a family bathroom, providing ample space for growing families or visiting guests. The property benefits from an energy-efficient air source heat pump, keeping utility costs down and comfort levels high year-round.

Outside, enjoy both front and rear gardens—perfect for relaxing or entertaining. This home offers an excellent opportunity for development and those seeking a rural setting without sacrificing convenience.

Dewshill Cottages is located in the Salsburgh area of Shotts, which has 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 Shotts train station within walking distance and easy 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.



Floor 1

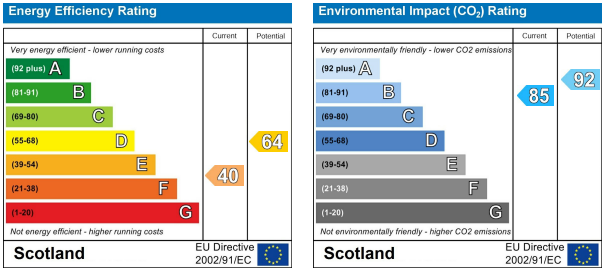
Floor 2



TOTAL: 116 m2
FLOOR 1: 58 m2, FLOOR 2: 58 m2
WALLS: 10 m2



Energy Efficiency Graph



438 Brandon Street, Motherwell, North Lanarkshire, ML1 1XA
01698 305618 | info@fredestateagents.co.uk