



17 Balmoral Drive, Harthill, Shotts, North Lanarkshire, ML7 5FD

Beautifully Presented Two-Bedroom, Ground-Floor Flat with Gardens & Driveway

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Property Description

Beautifully presented and spacious, two-bedroom, ground-floor flat with a garden and a driveway. Set in a quiet residential street in Harthill, Shotts, North Lanarkshire, well located for the surrounding areas.

Comprises a vestibule, hallway, an open plan living room and kitchen, two flexible bedrooms and a family bathroom.

Highlights include a quality fitted kitchen with space for appliances and a modern bathroom suite. In addition, there is contemporary lighting and flooring, gas central heating and double glazing as well as superb storage.

Externally, there is a lawn and a driveway to the front with an enclosed garden.

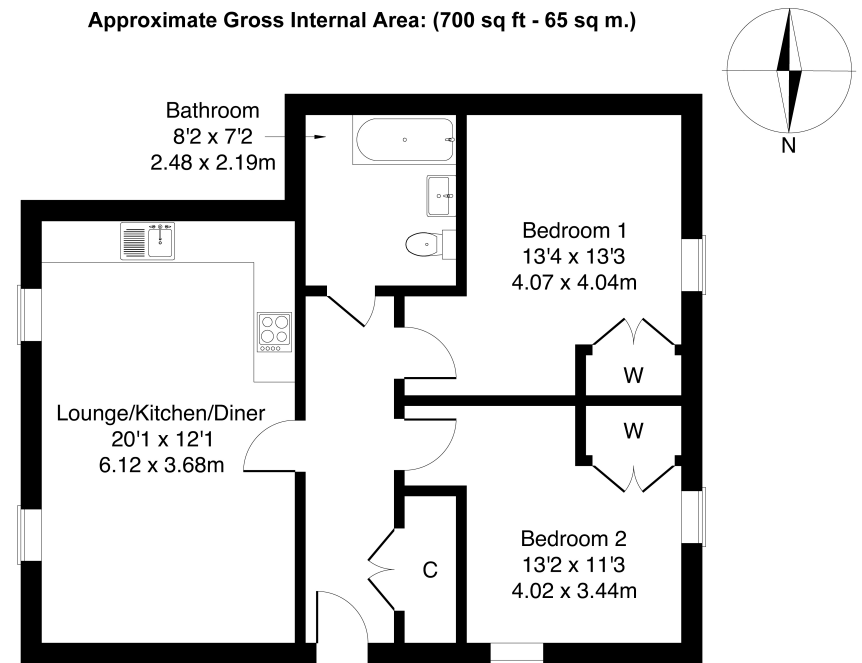
A welcoming entrance provides access to all rooms, leading into the open-plan living room and kitchen, finished with wood-effect flooring and light décor throughout, complemented by a large window that floods the space with natural light. The kitchen features modern worktops, a tiled-effect splashback, a sink with a drainer, space for additional appliances, alongside an integrated oven and electric hob.

Bedrooms one and two are beautifully presented with matching wood-effect flooring, light décor, and built-in cupboards for added storage. The hall also benefits from a generous double built-in cupboard at the front of the property, while at the rear sits the family bathroom, fitted with a stylish three-piece suite including a shower over the bath.



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Approximate Gross Internal Area: (700 sq ft - 65 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Increasingly popular with families and commuters, Shotts lies between Glasgow and Edinburgh, just minutes from the M8 motorway. The town offers a range of local amenities and recreational facilities, including a golf club, bowling club, and leisure centre with a swimming pool. Convenience shopping is available locally, with more extensive retail

options in nearby Wishaw, Hamilton, and Livingston. Regular direct rail services run to both Edinburgh and Glasgow, alongside a good local bus service. Well-regarded primary schools are found in the town, with secondary schooling at Calderhead High School, and further options available in Wishaw and Hamilton.





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