



Estate Agents and Solicitors

16 Baird Drive, Bertramfarm, Shotts, North Lanarkshire, ML7 5HH

Immaculately Presented, Three-Bedroom, Semi-Detached Family Home

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Property Description

Immaculately presented, three-bedroom, semi-detached, family home, with gardens and a driveway. Located in a popular, new, factored, residential development in Shotts, North Lanarkshire.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

A stylish modern home, in move-in condition, finished with contemporary fittings and tasteful decor throughout. Features include a stylish fitted kitchen, modern bathroom suites, gas central heating, solar panels and double glazing.

Externally, there is a small lawn to the front with a driveway continuing to the side, whilst a professionally landscaped rear garden has a lawn, patio and shed.

This growing development includes additional unrestricted street parking and well-maintained grounds.

A welcoming entrance hall, with storage and a WC, is finished with modern, wood-effect flooring and light, neutral decor which continues throughout the ground floor. Set to the rear, with French doors opening onto the garden, a tastefully presented living room provides ample, versatile space for a variety of comfortable lounge furniture. A front-facing kitchen, with space for a dining table and chairs, is fitted with contemporary, dark grey units, marble-effect worktops and stylish splashback tiling. Appliances include an integrated oven, a microwave, an induction hob and a concealed extractor fan, with plumbing and space available for further appliances.

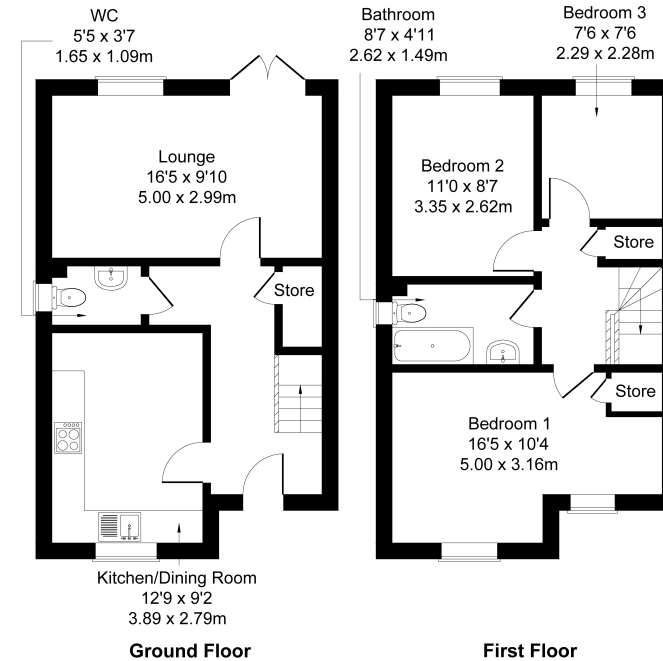
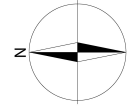
Upstairs, accessed from a landing with storage, are three well-presented bedrooms, all carpeted for comfort and with the principal, front-facing bedroom, further benefiting from built-in cupboard storage.

Completing the home, a bright, family bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.



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Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



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

Area Description





Increasing in popularity with families and commuters, Shotts enjoys a convenient location between Glasgow and Edinburgh, and only minutes from the M8 motorway. The town offers a range of local amenities and recreational facilities including a Golf Club, a Bowling Club and a Leisure Centre with a Swimming Pool. A good range of convenience shopping is available in the town with more extensive retail opportunities on offer in nearby Wishaw, Hamilton and Livingston. Regular

direct rail services run to both Edinburgh and Glasgow and there is a good local bus service. There are well-regarded primary schools in the town, with secondary schooling available at Calderhead High School, with further schooling options available in Wishaw and Hamilton.





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