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## 47 Hartwood Road

, Shotts, ML7 5BY

Offers over £145,000



Nestled in the serene outskirts of Shotts, 47 Hartwood Road presents a charming end-of-terrace cottage that offers the perfect blend of rural tranquillity and commuter convenience. This delightful property stands just a short distance from the local train station, providing effortless connections to both Glasgow and Edinburgh.



## Description

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Upon entering, you are welcomed into a spacious lounge, where a cozy multi fuel burning stove takes centre stage, complemented by breath-taking open views of the surrounding countryside. The heart of the home is undoubtedly the fitted kitchen, which boasts an array of base and wall units, complementary worktops, a ceramic hob, electric oven, washing machine, tumble dryer, and fridge freezer. From the kitchen window you overlook the rear garden and the neighbouring farm.

The cottage accommodates two generously sized double bedrooms, one located at the front and the other at the rear, each offering a peaceful retreat. The modern bathroom exudes style and functionality, featuring a shower positioned above the bath.

Step outside to discover the expansive rear garden, with uninterrupted views of surrounding countryside. The garden is primarily laid to lawn but also a good sized timber decking, creating an idyllic setting for relaxation or entertainment. Completing this rural haven is a driveway at the front, providing ample off-street parking and seamless access to the rear.

## Local Area

Hartwood is a small village close to the main town of Shotts. It has a train station which operates an hourly service on the route between Glasgow Central and Edinburgh Waverley and vice-versa. Shotts has its own shops, bars, and schools, and Hartwood is well placed for other larger towns such as Airdrie, Coatbridge, Motherwell etc. There is quick access to the M8 motorway which links the area West-Bound to Glasgow and East -Bound to Edinburgh.

Lounge 4.5 x 3.8

Kitchen 8'10" x 12'5" (2.7 x 3.8)

Bedroom 1 13'3" x 12'5" (4.06 x 3.8)

Bedroom 2 10'9" x 12'5" (3.3 x 3.8)

Bathroom 8'6" x 4'11" (2.6 x 1.5)

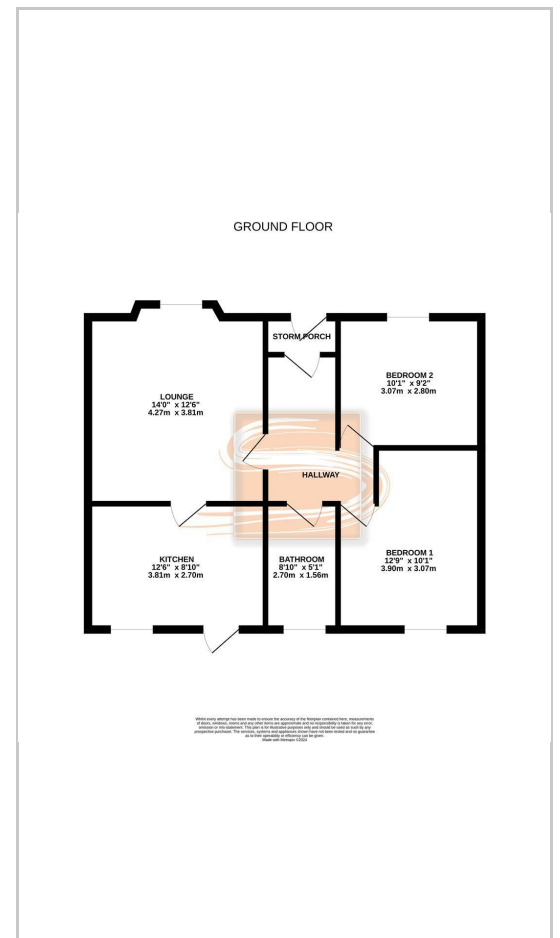
## Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).

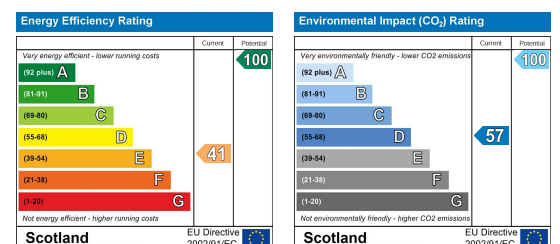
## Area Map



## Floor Plans



## Energy Efficiency Graph



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