



# 35 Hillouseridge Road, Shotts

Offers Over £122,000



# 35 Hillouseridge Road

Shotts, Shotts

Spacious 2-bed semi-detached villa in sought-after Shotts location. Modern kitchen/diner, cosy lounge with wood burner, suntrap patio, gardens, driveway, 2 sheds. Convenient for amenities, schools, transport links to Glasgow and Edinburgh. Ideal home with style and functionality.

Council Tax band: B

Tenure: Freehold

- Spacious Two Bedroom Semi Detached Villa
- Gardens to front, side and rear
- Driveway parking
- Shower room downstairs & WC upstairs
- Lounge with wood burner
- Two large sheds/one with electricity
- Suntrap rear patio





### **Hallway**

Access through UPVC/opaque double glazed door into welcoming hallway. Opaque glazed doors to lounge and shower room. Quality laminate flooring through hall and lounge. Understair cupboard housing gas central heating boiler and electric switchgear.

### **Lounge**

15' 5" x 12' 10" (4.70m x 3.90m)

Spacious sitting room with front facing window. Glazed doors to fitted kitchen/diner and hall. Log burner and granite hearth. Radiator.

### **Kitchen/Diner**

12' 10" x 8' 6" (3.90m x 2.60m)

Fitted with base and wall mounted units, stainless steel sink, side drainer and mixer tap, gas hob, electric fan assisted oven, complementary worktops with stylish tiling above. Space for washing machine and American style fridge/freezer. UPVC/opaque double glazed door. Rear facing window with roller blind. 6-way spotlights

### **Shower Room**

7' 10" x 4' 11" (2.40m x 1.50m)

Fully tiled and fitted with dual flush WC, pedestal wash hand basin with mixer tap and large shower cubicle with mains shower. Opaque glazed window with roller blind. Traditional style radiator, vinyl floorcovering.

### **Upper Landing**

Doors to bedrooms and WC.

### **Bedroom One**

13' 1" x 12' 10" (4.00m x 3.90m)

Front facing window. Laminate flooring. Radiator.

### **Bedroom Two**

12' 10" x 10' 10" (3.90m x 3.30m)

Rear facing window. Hatch to insulated loft. Laminate flooring, Radiator.

### **WC**

7' 10" x 3' 3" (2.40m x 1.00m)

Fitted with wash hand basin, mixer tap and cupboard



## GARDEN

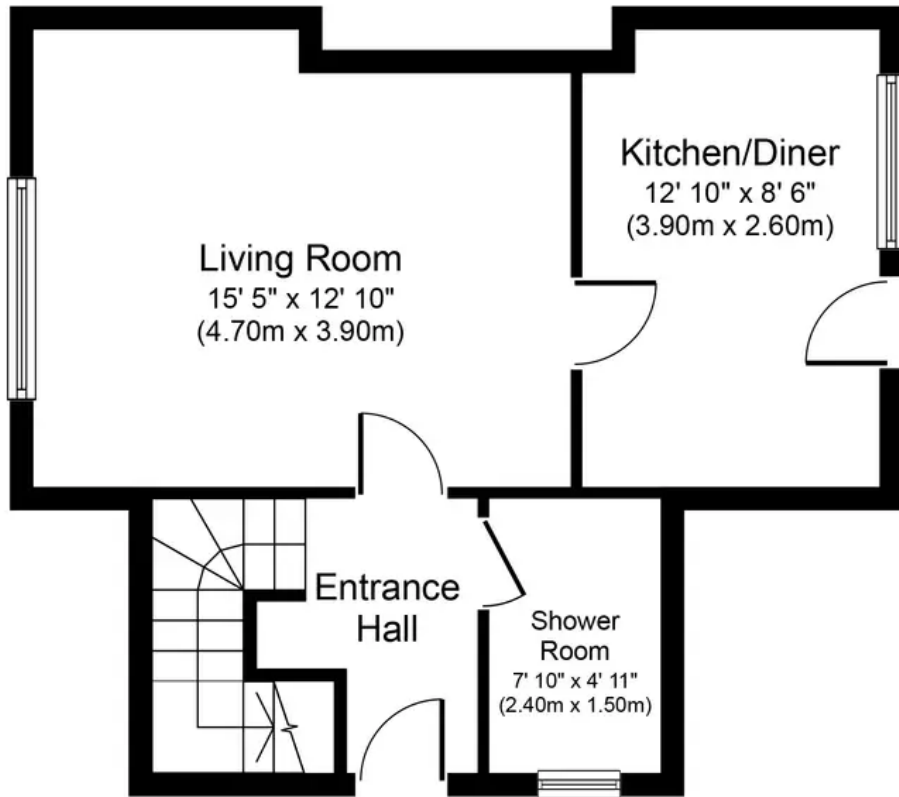
Large gardens to front, side and rear. Two sheds/one with electricity. The larger shed can be removed if required. Suntrap patio area.

## DRIVEWAY

2 Parking Spaces

Slabbed driveway for two + cars.





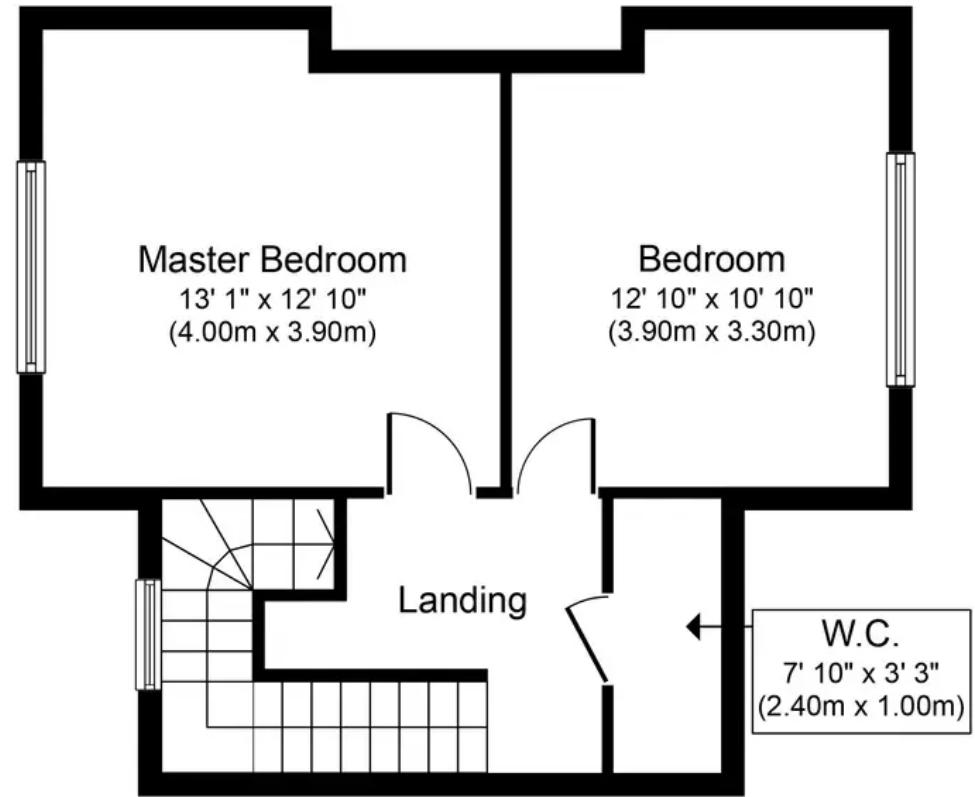
**Living Room**  
15' 5" x 12' 10"  
(4.70m x 3.90m)

**Kitchen/Diner**  
12' 10" x 8' 6"  
(3.90m x 2.60m)

**Entrance Hall**

**Shower Room**  
7' 10" x 4' 11"  
(2.40m x 1.50m)

**Ground Floor**  
Approximate Floor Area  
412 sq. ft.  
(38.3 sq. m.)



**Master Bedroom**  
13' 1" x 12' 10"  
(4.00m x 3.90m)

**Bedroom**  
12' 10" x 10' 10"  
(3.90m x 3.30m)

**Landing**

**W.C.**  
7' 10" x 3' 3"  
(2.40m x 1.00m)

**First Floor**  
Approximate Floor Area  
422 sq. ft.  
(39.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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