



# 52 Bute Crescent

Shotts, North Lanarkshire, ML7 4HG







## Property Summary

Nestled on a cul-de-sac, this two-bedroom mid-terrace house has a peaceful setting on the rural fringes of Shotts, yet is still within easy reach of the town's amenities, schools, and transport links. An ideal base for commuters, it is also just 30 minutes by car from Glasgow city centre. Furthermore, the home provides bright and airy interiors that are well presented in light hues. It also features private parking and a southerly-facing rear garden.

Extras: all fitted floor and window coverings, light fittings, electric cooker, fridge, freezer, and washing machine to be included in the sale.

---

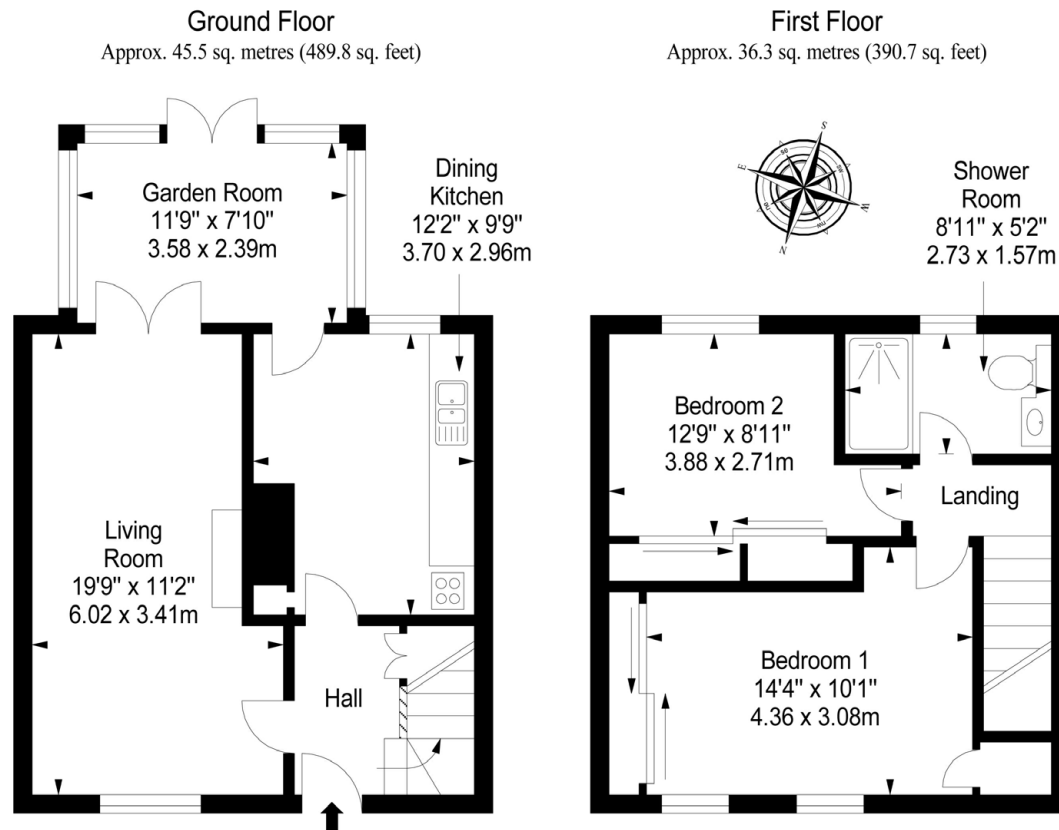
## Property Features

- A well-presented mid-terrace house
- Situated in the town of Shotts
- Welcoming entrance hall with storage
- Bright and spacious living room
- Southerly-facing garden room
- Well-appointed dining kitchen
- Two bedrooms with built-in wardrobes
- Contemporary three-piece shower room
- Low-maintenance front garden/driveway
- Enclosed rear garden with southerly aspect
- Gas central heating and double glazing
- EPC Rating - E





# Floorplan



Total area: approx. 81.8 sq. metres (880.5 sq. feet)

## All Enquiries to our Property Department:

01506 815832 | [afton.henderson@sneddons-ssc.co.uk](mailto:afton.henderson@sneddons-ssc.co.uk) | [www.sneddonmorrison.co.uk](http://www.sneddonmorrison.co.uk)  
14 East Main Street, Whitburn, West Lothian EH47 0RB

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106