





# 1 Churchyard Court

## Shotts

Welcome to 1 Churchyard Court, an exceptional and beautifully presented detached family home tucked away in a quiet, sought-after cul-de-sac in Shotts. From the moment you step inside, you'll be struck by the spacious layout, high-quality finishes, and thoughtful design that make this home truly special. As you enter through the front door, you're greeted by a bright and airy hallway that sets the tone for the rest of the property. Immediately to your right is a versatile reception room, perfect as a home office, playroom, hobby space or even a quiet reading nook. Whether you work from home or need a dedicated area for creativity, this space offers flexibility to suit your lifestyle.

To the left, you step into the heart of the home: a stunning lounge that stretches the full length of the house, offering a fabulous amount of living space. Bathed in natural light thanks to dual-aspect windows and elegant French doors, this is a room made for both everyday relaxation and entertaining. The French doors open out to the beautifully landscaped, south-facing rear garden, low maintenance and thoughtfully designed with a decked area for summer dining and an impressive outhouse that can be used as a garden bar, workshop, or even an additional office space. It's a perfect retreat for summer evenings or weekend get togethers with family and friends.

Back inside, the modern kitchen is another standout feature of the home. Spacious and well-appointed, it offers plenty of worktop space and storage, with room for a large dining table, making it ideal for busy family life or hosting dinner guests. Off the kitchen is a generous utility room, keeping laundry and everyday tasks tucked out of sight while adding even more functionality to the space.



Heading upstairs, you'll find four beautifully presented double bedrooms, each offering a calm and comfortable environment for rest. Three of the four bedrooms benefit from built-in wardrobes, providing plenty of storage without compromising floor space. The principal bedroom features a sleek and contemporary en suite shower room, perfect for added privacy and convenience. The luxurious family bathroom completes the upper level and is a real showstopper, fitted with a stylish four-piece suite including a large stand-alone soaking bath, separate walk-in shower, WC, and modern vanity unit. The attention to detail and quality of finish throughout this home is evident in every room.

Located in the popular town of Shotts, 1 Churchyard Court enjoys a peaceful yet convenient setting with a great range of local amenities just a short distance away. Families will appreciate the proximity to both Stane and Shotts primary schools, as well as Shotts Academy for secondary education. For everyday essentials, the town offers a selection of shops, supermarkets, cafés, and takeaways, with a larger retail offering available in nearby Wishaw and Livingston. Shotts Leisure Centre, local parks, and community clubs provide plenty of recreational opportunities, while Shotts train station is just a short distance away, offers regular direct services to both Glasgow and Edinburgh, making this an ideal location for commuters. With excellent road links via the M8 and a strong sense of community, Shotts is a fantastic place to call home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





- Four Spacious Double Bedrooms
- Luxurious Family Bathroom With Standalone Bath
- Versatile Ground Floor Room
- South-facing Rear Garden
- Situated In Peaceful Cul-De-Sac Location



FRONT GARDEN

REAR GARDEN

Driveway

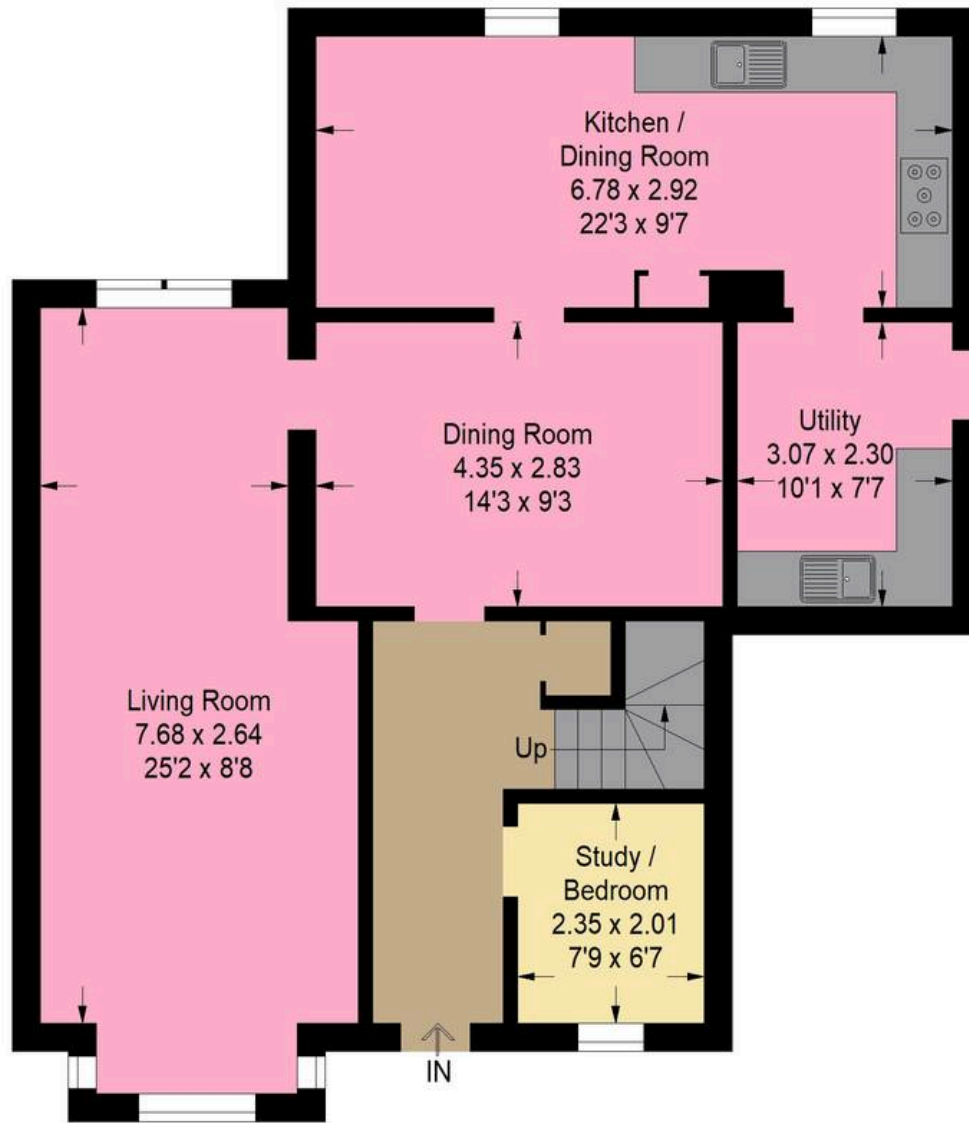
1 Parking Space







Approximate Gross Internal Area = 164.1 sq m / 1766 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1213583 / Ref:90807)





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