







Presented by Magda Hawkins REMAX, this beautifully refurbished two-bedroom ground floor flat offers a superb blend of contemporary style and practical comfort in a sought-after residential location. The property welcomes you with a spacious hallway featuring a large built-in cupboard, ideal for use as a cloakroom or for additional storage. The newly installed modern kitchen is a standout feature, equipped with an integrated electric oven, gas hob, and extractor fan, all set within sleek cabinetry and complemented by stylish tiling underfoot. A door from the kitchen provides direct access to the rear garden, making this space both functional and inviting. The bright living room is enhanced by large front-facing windows that flood the space with natural light, while a striking feature wall and fitted spotlights create a warm and contemporary ambience for relaxing or entertaining. Both bedrooms benefit from generous proportions and large windows, with the master bedroom further boasting built-in wardrobes for ample storage. The flooring throughout the flat has been newly updated, with practical tiling in the kitchen, modern laminate in the hallway and living areas, and plush, freshly fitted carpets in the bedrooms, ensuring comfort and style in every room. The bathroom has been fully renovated to a high standard, offering a modern three-piece suite that includes a walk-in shower, undersink storage, a towel radiator, and a window for natural ventilation and light. The entire property has been finished in a neutral, move-in ready décor, providing a blank canvas that will easily complement any personal style or furnishings. With its thoughtful layout, high-quality finishes, and abundance of storage options, this flat is perfectly suited for first-time buyers, downsizers, or investors seeking a turnkey property. Early viewing is highly recommended to appreciate the quality and appeal of this exceptional home.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Springhill Road is ideally positioned in the attractive town of Shotts, offering a perfect balance of convenience, community, and scenic surroundings. The property benefits from excellent transport connections, with frequent train services from Shotts Station providing direct links to Glasgow and Edinburgh, and regular bus routes ensuring easy access to surrounding towns and local amenities. Major road networks are also nearby, supporting effortless commuting by car. The area is well-served by a range of shops, including local convenience stores, supermarkets, and independent retailers, as well as cafés, restaurants, and takeaway options, catering to everyday needs and leisure. Families will appreciate the variety of nearby schools, from nurseries to primary and secondary education, all within easy reach. A local medical centre and other essential services provide added convenience and peace of mind. Shotts is surrounded by picturesque countryside and green spaces, offering numerous opportunities for walking, cycling, and outdoor recreation. Local parks and beauty spots create a tranquil environment while maintaining accessibility to town amenities. This combination of practical convenience, scenic surroundings, and excellent transport links makes 143 Springhill Road a highly desirable location for families, professionals, and commuters alike.



**Kitchen Diner 10' 9" x 10' 0" (3.28m x 3.05m)**

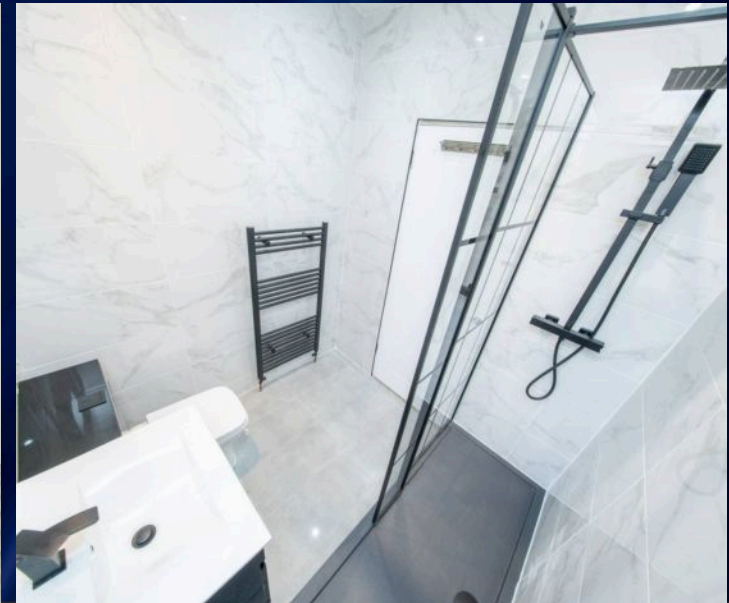
This newly installed kitchen diner offers a contemporary and highly functional space, finished to a modern standard throughout. The kitchen features an integrated electric oven, gas hob, and extractor fan, seamlessly incorporated into a sleek, modern design. A neutral colour scheme enhances the sense of space and versatility, complemented by durable tiled flooring that is both practical and easy to maintain. Large windows allow for excellent natural light, creating a bright and welcoming environment. The kitchen benefits from a direct door providing convenient access to the rear garden, ideal for everyday living and entertaining. Additional features include a radiator for comfort, ample electric outlets, and a modern ceiling light fixture, ensuring the space is both comfortable and well-equipped.

**Living Room 13' 10" x 11' 10" (4.22m x 3.61m)**

This newly renovated living room presents a stylish and comfortable living space, finished to a high modern standard. A striking feature wall with integrated spotlights creates a focal point, adding both character and ambient lighting to the room. A large window overlooking the front garden allows for an abundance of natural light, enhancing the bright and airy feel. The room is finished with contemporary laminate flooring, offering a clean, modern appearance and durability for everyday use. Additional features include a modern ceiling light fixture, a radiator providing efficient heating, and multiple electric outlets, ensuring the room is well-equipped for modern living.

**Bathroom 6' 6" x 6' 2" (1.99m x 1.88m)**

This freshly renovated bathroom offers a contemporary and stylish three-piece suite, including a walk-in shower, WC, and wash basin. The space is fully tiled, creating a sleek and easy-to-maintain finish throughout. The bathroom features practical undersink storage, providing convenient space for toiletries and essentials, and a towel radiator for added comfort. A window allows natural light to brighten the room while maintaining ventilation, completing this modern and functional bathroom.



### Bedroom 1

8' 11" x 12' 6" (2.71m x 3.82m)

This well-presented bedroom is located to the front of the property and offers a comfortable and inviting living space. A window provides ample natural light, creating a bright and pleasant atmosphere. The room benefits from a built-in wardrobe, offering practical storage, and is further enhanced by a freshly fitted new carpet, delivering a clean and modern finish throughout. Additional features include a modern ceiling light fixture, a radiator for comfort, and multiple power outlets, ensuring the room is fully equipped for modern living.

### Bedroom 2

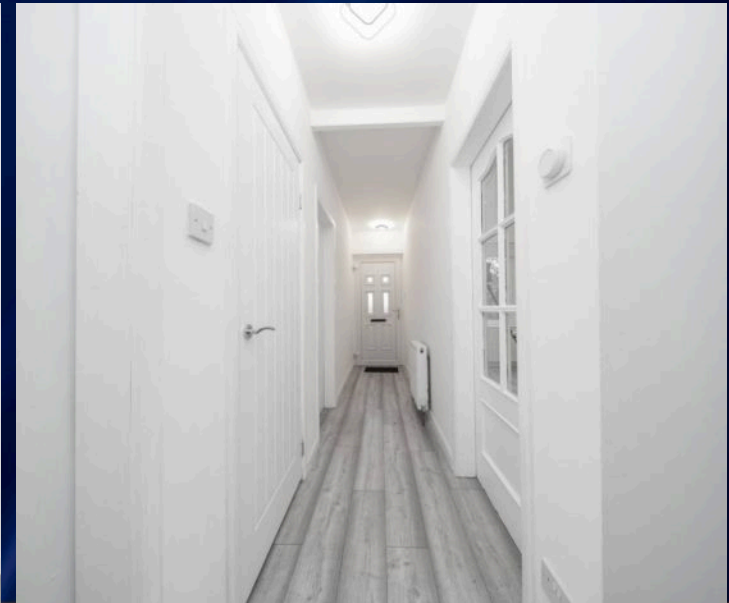
11' 3" x 8' 11" (3.43m x 2.71m)

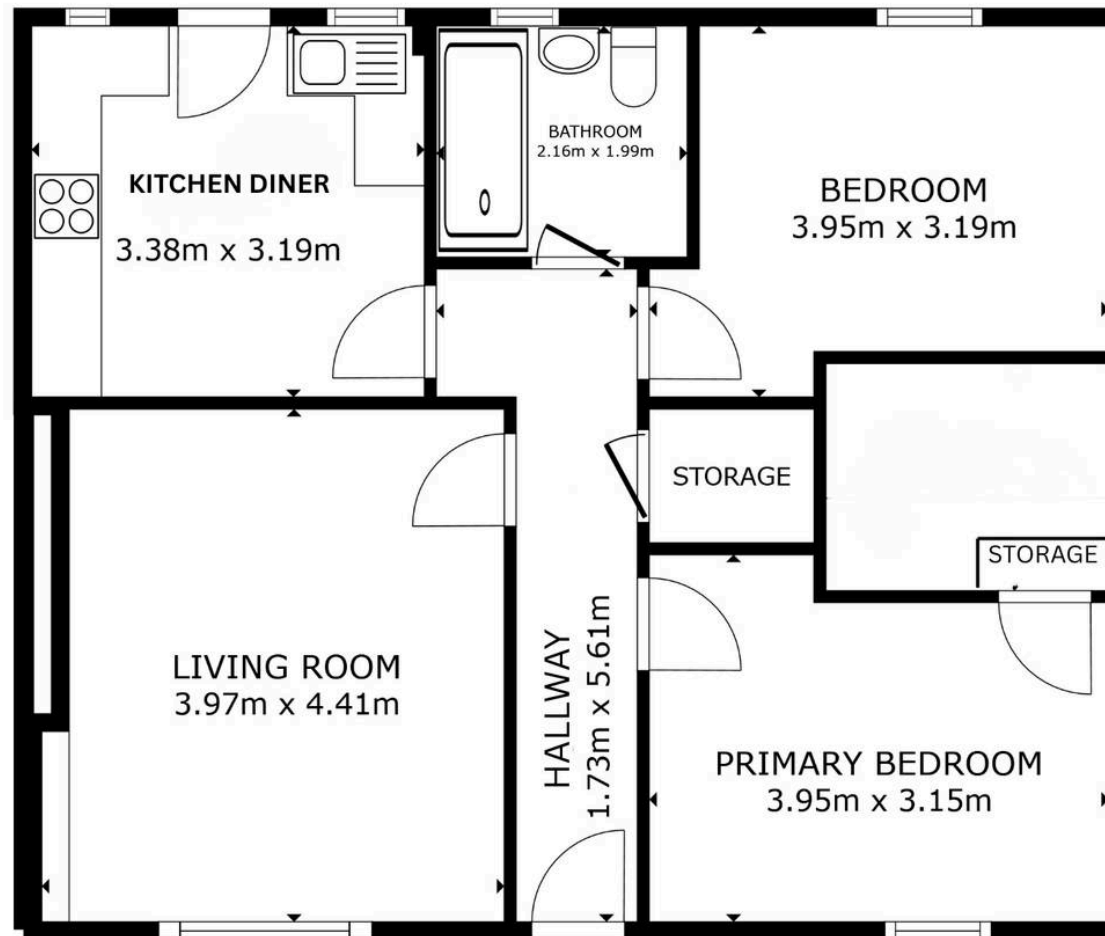
This secondary bedroom is positioned to the rear of the property, enjoying a pleasant outlook over the rear gardens. A window provides natural light while offering a quiet and private aspect. The room is finished with freshly fitted new carpet, creating a clean and modern feel throughout. Additional features include a modern ceiling light fixture, a radiator for comfort, and convenient power outlets, making the space versatile and ready for everyday use.

### Hallway

17' 11" x 3' 3" (5.46m x 0.98m)

The hallway provides a welcoming and practical introduction to the property. It features contemporary laminate flooring, combining style with durability for high-traffic areas. A composite front door with privacy glass panels allows natural light to enter while maintaining security and discretion. The hallway also benefits from a large storage cupboard, offering generous space that can be conveniently used as a cloakroom. Additional features include a radiator for comfort, two modern light fixtures, and multiple power outlets, ensuring the space is both bright and fully functional.





FLOOR PLAN



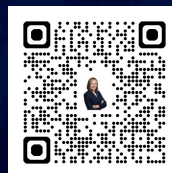


## RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

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