



23 Katrine Road, Shotts, Lanarkshire ML7 4JA
£495



VIEWINGS AVAILABLE AFTER 15/12/20

Empire Property are delighted to bring to the market a lovely 2 bedroom mid terrace property in Katrine Road, Shotts. The spacious 2 bedroom property is an ideal family home.

The property comprises large lounge, high gloss fitted kitchen, fully tiled bathroom with shower cubicle, 2 spacious bedrooms with wardrobes, front and rear gardens, gas central heating and outbuilding.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Scotland | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| Scotland | EU Directive 2002/91/EC | |

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