



Fairview Benhar Road

Shotts

Welcome to Fairview, a truly impressive three-bedroom detached bungalow, perfectly positioned on a private plot overlooking the rolling greens of Shotts Golf Course. Set within approximately a third of an acre, this home offers a rare combination of privacy, space, and spectacular views — making it an exceptional find for those seeking both tranquillity and style.

As you arrive, the property's generous driveway, accommodating over eight cars and double garage immediately set the tone for the space on offer. Stepping through the porch, which serves as a welcoming buffer between indoors and out, you enter a bright and spacious hallway that forms the heart of the home. To the left, the lounge is a wonderful introduction, a generous, light-filled room with expansive front-facing windows that flood the space with natural light. A log-burner takes centre stage, creating a cosy focal point for evenings in. From here, you can also flow seamlessly into the kitchen through the glass double doors as well as enter through the hallway, the kitchen is another impressively sized space. A central island, plentiful storage, and ample room for a large dining table make it perfect for everyday living and entertaining alike. The true showstopper, however, is the view, a stunning panorama of the golf course, framed by the window above the sink and enhanced by patio doors opening onto the landscaped rear garden. On the right side of the property, you'll find three well-proportioned bedrooms, each with built-in storage and comfortably accommodating a double bed. The rooms are tastefully decorated in neutral tones, offering a warm, homely feel ready for the next owners to personalise.

- Exceptional three-bedroom detached bungalow on approximately one-third of an acre
- Prime position with uninterrupted views over Shotts Golf Course
- Expansive driveway with parking for over eight cars plus double garage
- Landscaped rear garden with multiple seating areas and summer house with electricity and internet
- Triple glazing and solar panels for energy efficiency
- Convenient location near schools, shops, healthcare, and Shotts Rail Station



Bedroom Two benefits from a recently upgraded en-suite shower room, while the family bathroom across the hallway is a luxurious four-piece suite featuring a grand, deep bathtub and a large walk-in shower, the perfect space to unwind in style.

A substantial storage cupboard at the end of the hall ensures day-to-day organisation is effortless. Bedroom One, positioned at the end of the hallway and to the front of the property, is a wonderfully spacious retreat, currently accommodating a king-size bed and featuring two sets of integrated double wardrobes. Beyond the main home, the property's outdoor offering is equally impressive. The landscaped rear garden has been thoughtfully designed for entertaining, with breath-taking open views, plenty of seating areas, and space for gatherings. A recently added summer house, complete with electricity and internet, provides the ideal work-from-home office, creative studio, or even a stylish garden bar for summer parties. Additional features include triple glazing for comfort and energy efficiency, as well as solar panels to help reduce running costs.

Fairview on Benhar Road, enjoys a superb location in Shotts with excellent local amenities close by. For commuters, Shotts Railway Station is less than a mile away, offering convenient links to Glasgow and Edinburgh. Families are well served by Calderhead High School and St Patrick's Primary School, both around 0.7–0.8 miles from the property, while Burnbrae Medical Practice is also within easy walking distance. Everyday shopping needs are met by nearby supermarkets including Co-Op, Aldi, Asda, and Lidl. Leisure and recreation are well catered for with Shotts Golf Club right on the doorstep, providing an 18-hole course and excellent facilities, and Shotts Leisure Centre just over three miles away. The area also offers easy access to the M8 making easy commutes between Edinburgh & Glasgow.



With its unique position, expansive plot, and combination of practical living space and luxurious touches, Fairview is far more than just a home, it's a lifestyle. Whether hosting friends in the garden, enjoying peaceful mornings with golf course views, or making the most of the generous indoor space, this property offers it all.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C



REAR GARDEN

DRIVEWAY

8 Parking Spaces

DOUBLE GARAGE

2 Parking Spaces



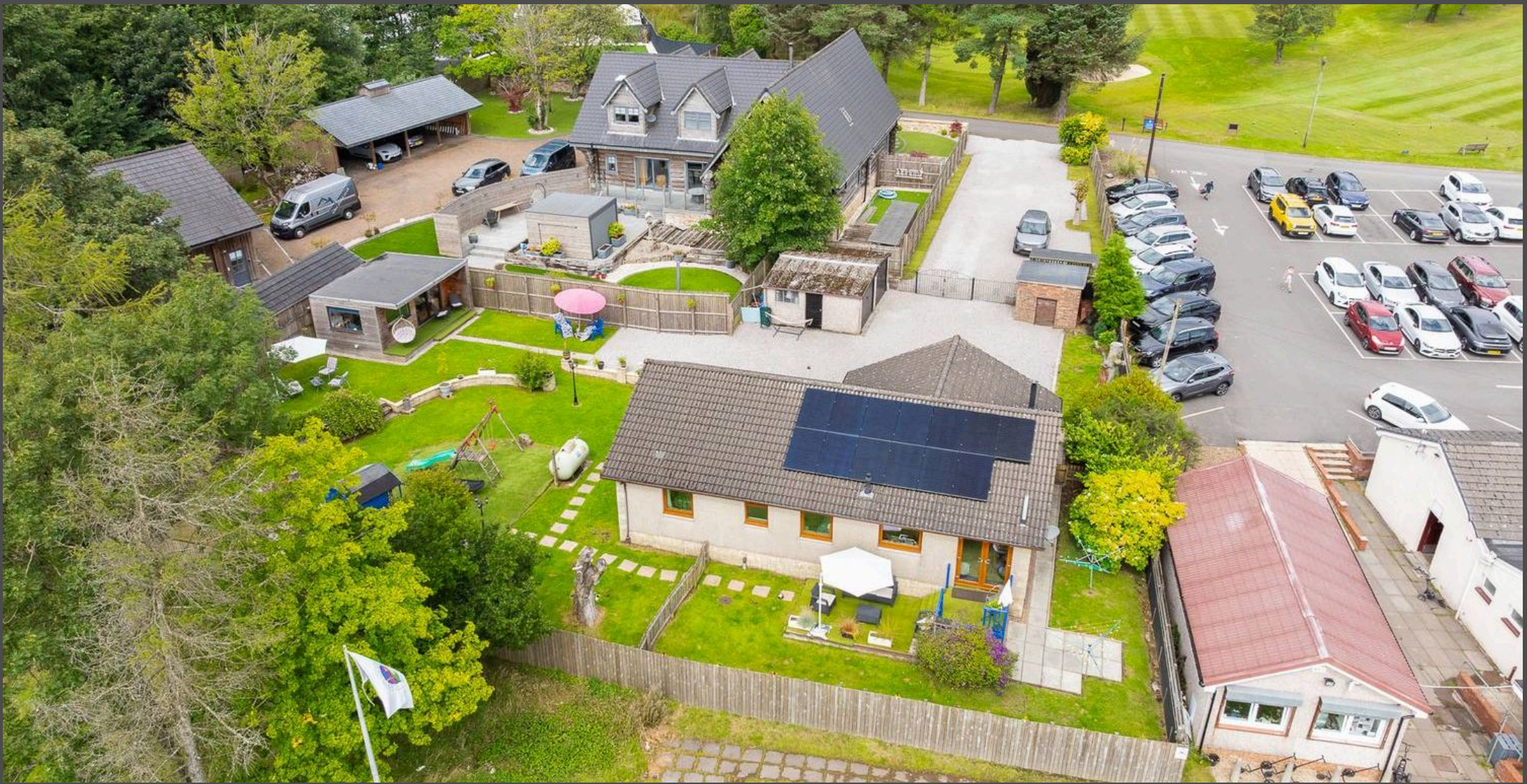




Approximate Gross Internal Area = 119.9 sq m / 1291 q ft



Illustration For Identification Purposes Only. Not To Scale (ID:1230761 / Ref:91159)



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