



**6 Dewshill Cottages, Shotts, ML7 4NX**



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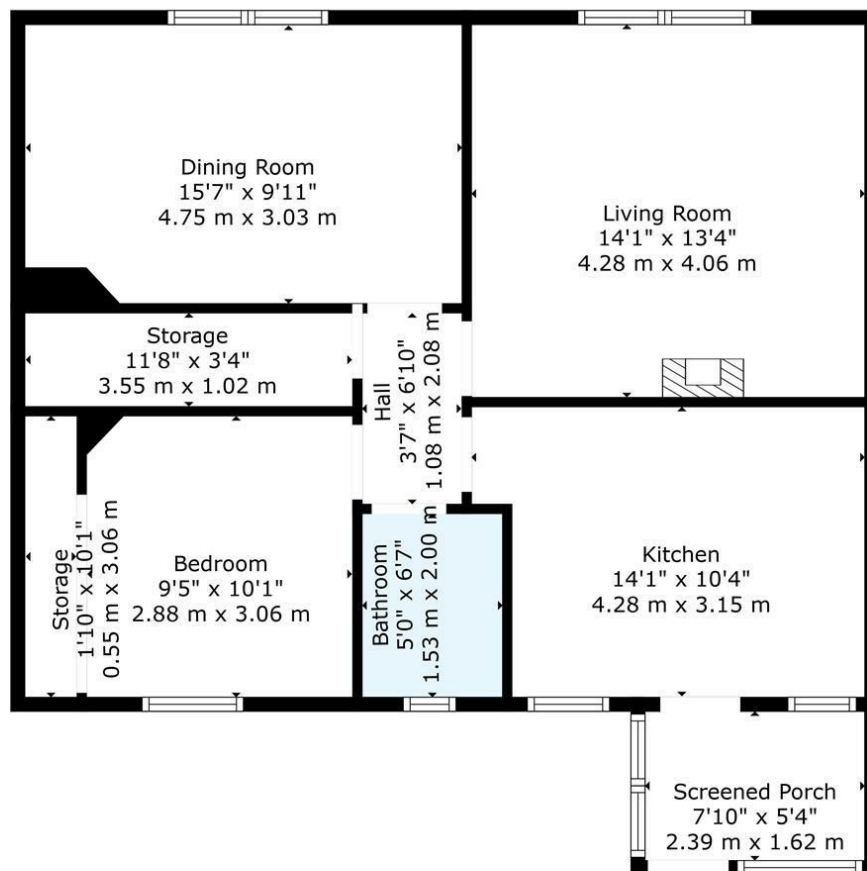
Dewshill Cottages in Salsburgh, Shotts, this delightful two-bedroom cottage presents a wonderful opportunity for those seeking a home with character and potential. The property features a cosy reception room, perfect for relaxing or entertaining guests, and a well-proportioned wet floor bathroom that caters to your everyday needs.

While the cottage is in need of some upgrading, this offers a unique chance for you



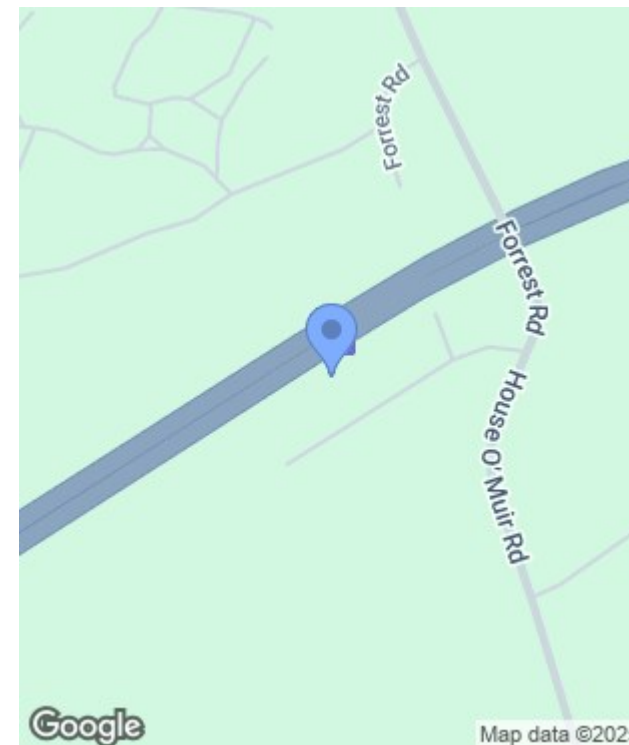






**TOTAL: 662 sq. ft, 61 m<sup>2</sup>**  
 FLOOR 1: 662 sq. ft, 61 m<sup>2</sup>  
 EXCLUDED AREAS: SCREENED PORCH: 42 sq. ft, 4 m<sup>2</sup>, STORAGE: 58 sq. ft, 6 m<sup>2</sup>, WALLS: 65 sq. ft, 6 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	