



46 Dura Road

Allanton, Shotts, ML7 5AB



Property Summary

Set directly opposite open countryside, this charming three-bedroom semi-detached house offers a relaxed semi-rural lifestyle in Allanton village, just a 30-minute drive from Glasgow city centre. It features bright and spacious rooms which are well-presented in light hues, and it includes a large living area, a well-appointed dining kitchen, and a conservatory. Furthermore, the home occupies a generous corner plot, providing ample private parking and lots of enclosed garden space to the front and rear.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, an undercounter fridge, and freezer to be included in the sale.

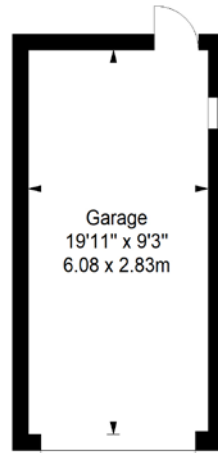
Property Features

- Semi-detached house with a corner plot
- Situated in the quaint village of Allanton
- Far-reaching countryside views
- Lightly decorated interiors
- Entrance hall with built-in storage
- Bright and spacious living room
- Openly accessed dining kitchen
- Versatile conservatory with garden access
- Three double bedrooms (one with storage)
- Shower room with a three-piece suite
- Carefully maintained front and rear gardens
- External garden store and a shed
- Private driveway and garage
- Gas central heating and double glazing
- EPC Rating - D

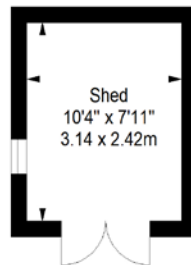


Floorplan

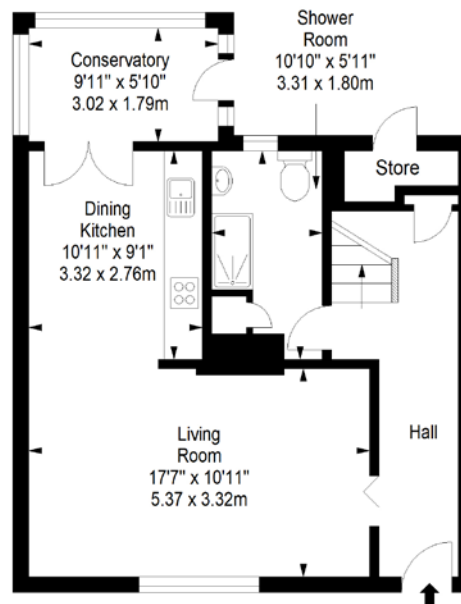
Garage
Approx. 17.2 sq. metres (185.1 sq. feet)



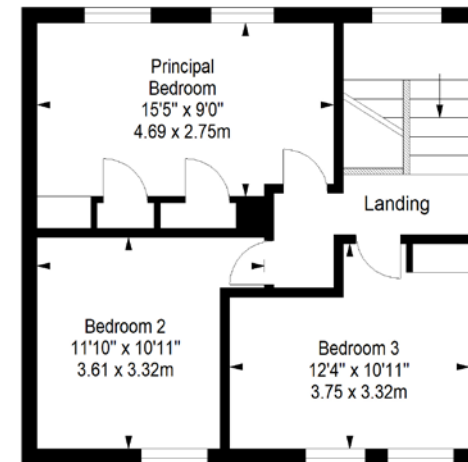
Shed
Approx. 7.6 sq. metres (81.8 sq. feet)



Ground Floor
Approx. 51.8 sq. metres (557.6 sq. feet)



First Floor
Approx. 46.2 sq. metres (497.3 sq. feet)



Total area: approx. 98.0 sq. metres (1054.9 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106