





Shotts

100 Herbison Crescent, Shotts, ML7 5UD

Independent Estates



Directions

On leaving Newmains (A71) continue down the A71 through Allanton continue onto the duel carriage way approx half a mile then take the next left into Shotts continue down this road following the signs marked for Shotts. On entering Shotts take the first right onto Main Street. Continue and take your second Left onto Torbothie Road. At roundabout take the fist exit. At second roundabout take second exit onto Herbison Crescent. The property is situated on your left identified by our for sale board.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Hallway	5.10m x 1.07m	Lounge	4.58m x 3.65m
Kitchen	5.76m x 2.82m	WC	1.55m x 0.95m
Upper Landing	2.97m x 1.01m	Master Bedroom	3.67m x 3.19m
En Suite	2.62m x 1.35m	Bedroom Two	3.66m x 2.77m
Bedroom Three	3.35m x 1.34m	Bathroom	2.53m x 2.00m
Garage	5.36m x 2.87m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Herbison Crescent is situated within easy access to local amenities and transport links including bus, rail and road. The property also gives easy access to the M8 motorway network.

Independent Estates are proud to welcome to the market this magnificent opportunity to purchase this detached, executive family home. Providing bright and beautifully proportioned accommodation over two levels. Located in a highly sought after area with in brand new private development. Entrance to property via front facing upvc door with glass insert. Leads to entrance hallway with tiled flooring. Hallway gives access to lounge, dining kitchen, cloakroom wc and carpeted staircase with decorative balustrade. Bright front facing lounge with laminated flooring. Generous rear facing dining kitchen comprising range of contemporary base and wall units, ample work surfaces and integral appliances and feature lighting patio door from dining area gives access to rear garden. Side facing cloakroom comprising low flush wc, wash hand basin, heated towel rail, partially tiled walls and tiled flooring.

Carpeted upper landing leads to three bedrooms, family bathroom and access to loft hatch. Bedroom one is rear facing with fitted carpet. Master en-suite is side facing comprising low flush wc, wash hand basin, shower cubicle with power shower, partially tiled walls, heated towel rail, and tiled flooring. Bedroom two is front facing with fitted carpet. Bedroom three is again rear facing with fitted carpet (currently utilized as dressing room). Front facing family bathroom comprising low flush wc, wash hand basin, bath, partially tiled walls, heated towel rail and tiled flooring.

The property benefits from full gas central heating and double glazing throughout. Mono block double driveway to front leads to detached single brick garage with up an over door, power and lighting supplied. Rear garden is mainly laid to lawn with decorative paved patio areas and fully enclosed via timber fencing.



Offers Over £229,000