





Shotts

19 Clive Street Shotts ML7 4BE

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, entering Shotts travel through the roundabout continue on to Station Road proceed to top of hill past the Station Hotel on your right and take the fourth turn on your right into Clive Street. The property is on your left hand side.

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

Entrance Hallway	1.02m x 1.01m	Lounge	4.45m x 4.02m
Kitchen	7.12m x 4.43m	Half Landing	1.84m x 0.88m
Bedroom One	3.24m x 3.09m	En-Suite	2.00m x 1.07m
Bedroom Two	3.00m x 2.88m	Bathroom	3.14m x 1.52m

Offices

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The property is located within the increasingly popular town of Shotts. Ideally positioned close to the nearby towns of Wishaw and Livingston. Shotts provides a wide range of amenities including transport services, health and leisure facilities, primary and secondary schooling. The property location provides quick access for commuting both to Glasgow and Edinburgh via M8 motorway and transport services.

Independent Estates are delighted to welcome to the market this deceptively spacious extended mid terraced cottage to the market. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert leading to entrance vestibule with laminated flooring. Front facing lounge with newly fitted carpet leads to kitchen/dining and carpeted staircase. Large rear facing dining kitchen comprising fully fitted modern kitchen comprising range of base and wall mounted units, ample work surfaces, integral appliances including fridge freezer, washing machine, micro wave, oven, hob and extraction. The kitchen area benefits from vinyl flooring and give access to rear garden via half glazed upvc door. Formal dining area benefits from laminated flooring and gives access to rear hallway leading to bathroom. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls and tiled flooring.

Carpeted upper landing leads to two bedrooms. Bedroom one is rear facing with fitted bedroom suite including wardrobes and drawers with fitted carpet. The bedroom gives access to Jack and Jill wc comprising low flush wc, wash hand basin and vinyl flooring. Bedroom two is front facing with fitted wardrobes and carpet.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative paving and gravel with decorative matured planting and enclosed via brick boundary wall. The rear of property offers paved rear terraced patio with gravel and paved parking space.



Offers Over £103,500