





**Shotts**

9 Main Street Shotts ML7 5EE

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 continuing toward Shotts. On entering Shotts take the first right onto Main Street. The property is situated on your left.

## 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 Vestibule	1.73m x 1.69m	Entrance Hallway	5.96m x 1.73m
Lounge	4.53m x 4.50m	Kitchen/Dining	5.02m x 3.11m
Master Bedroom	3.74m x 3.35m	Ensuite	1.91m x 1.80m
Bathroom	3.04m x 1.69m	Box Room	2.52m x 2.13m
Bedroom Two	3.88m x 3.71m	Bedroom Three	5.37m x 2.79m
Garage	6.88m x 6.76m		

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto: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.

Main Street 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 delighted to welcome to the market this deceptively spacious detached traditional villa to the market. Over the years the current owners have undertaken a comprehensive scheme of renovation, completely transforming the property. The refurbishment has been carried out to an impeccable standard using premium quality materials, fixtures and fittings. The overall result is elegant and stylish. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door with glass inserts giving access to entrance vestibule with oak flooring. Vestibule gives access to hallway with fitted carpet, rear facing window and storage. Hallway leads to lounge, master bedroom, family bathroom and carpeted staircase with decorative balustrade and decorative lighting. Generous front facing lounge boasting feature media wall, decorative fireplace incorporating wood burner, decorative lighting and laminated flooring. Lounge leads to large rear facing dining kitchen comprising range of quality base and wall mounted units, ample work surfaces, breakfasting bar, laminated flooring, decorative lighting, five burner hob, extractor, electric oven and dishwasher. The kitchen allows access to rear patio via French doors. Master bedroom is front facing with fitted carpet and gives access to master en suite and walk in dressing room currently utilized as box room with fitted carpet Side facing en suite comprising low flush wc, wash hand basin and shower cubicle. Decorative wet walling heated towel rail and laminated flooring. Rear facing family bathroom comprising low flush wc wash hand basin with vanity, bath, shower (over bath), decorative wet walling, heated towel railing and laminated flooring.

Carpeted upper landing with rear facing velux window leads to further two double bedrooms. Bedroom two is front facing with bay style window formation and fitted carpet. Gives access to large walk in wardrobe with full appointment of storage. Bedroom three is again front facing with bay style window formation and walk in wardrobe offering abundance of storage.

The property boasts full gas central heating and double glazing throughout. Tarmac driveway to side leads to private rear courtyard again fully tarred. Large detached triple car garage/workshop with automatic roller door and pedestrian side access. The garage/workshop benefits from full electric supply and heat/air conditioning unit. Large raised deck patio area is positioned to rear of property incorporating pergola with hot tub and timber store.

EXTRAS - All floor coverings, light fittings and window blinds.



**Offers Over £240,000**