





Shotts

21 Northfield Avenue, Shotts, ML7 5HR

Independent Estates



Directions

Traveling from Allanton via Allanton Road continue along this route and turn left on to Burnbrae Road. On entering Shotts take the first turn on your right onto Main Street. Continue along and take the fourth turn on your left onto Springhill Road. Take first right then at T junction turn left onto Belmont Drive. Take second right and then left at T junction. 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 Hallway	3.73m x 1.43m	Lounge	5.71m x 3.33m
Dining Kitchen	4.19m x 3.74m	Upper Landing	2.99m x 1.77m
Bedroom One	5.03m x 2.68m	Bedroom Two	4.15m x 2.99m
Bedroom Three	3.10m x 2.06m	Shower Room	2.98m x 1.73

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

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Northfield Avenue 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 & M74 motorway network.

Independent Estates are proud to welcome to the market this spacious three-bedroom semi detached villa. Entrance to property via front facing upvc door leading to entrance hallway with laminated flooring. Hallway leads to lounge, storage and carpeted staircase. Spacious front and rear facing lounge with newly fitted carpet. Rear facing fully fitted dining kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, fridge freezer, washing machine and tiled flooring. Kitchen gives access to rear garden.

Carpeted upper landing gives access to three bedrooms, shower room and loft hatch. Bedroom one is rear facing with laminated flooring. Bedroom two is front facing with laminated flooring. Bedroom three is again front facing with fitted storage and carpet. Rear facing recently shower room comprising three piece suite including low flush wc, wash hand basin, shower, partially tiled walls and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative gravel and paving with timber boundary fence. Double timber gates give access to gravel and paved driveway providing off street parking. Rear garden is mainly laid to lawn with matured planting, paved patio. garden shed and timber fencing.

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



Offers Over £98,000