





1 Porter Grove, Shotts, ML7 5UA

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. Continue and take your second left into Porter Grove. 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

Lounge	5.51m x 4.41m	Reception Hallway	6.06m x 1.54m
Utility	3.34m x 2.32m	Dining/Kitchen	8.26m x 4.65m
En- Suite	2.88m x 2.13m	Master Bedroom	4.52m x 3.07m
Family/Cinema Space	7.00m x 4.65m	Cloakroom	1.61m x 0.86m
Bedroom Three	4.38m x 3.70m	Bedroom Two	7.52m x 4.57m
		Family Bathroom	2.50m x 2.45m

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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Porter Grove 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 a detached executive family home. Providing bright and beautifully proportioned family accommodation over two levels. Located in a highly sought after area within a brand new private development. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert leading to reception hallway. The hallway with tiled flooring gives access to formal lounge, master bedroom with with en suite, cloakroom wc, staircase with decorative timber and glazed balustrade and fitted storage. Generous front facing lounge with front and side facing window formation with front facing being of bay style design and fitted carpet. The lounge opens into large formal dining space with rear facing patio doors and side facing window. Dining space leads to rear facing contemporary fully fitted kitchen comprising range of base and wall mounted units, ample solid granite worksurfaces including family breakfasting bar, integral appliances including fridge freezer, dishwasher, electric oven, hob extractor, feature lighting and tiled flooring. Spacious rear facing utility room comprising fitted units and worksurfaces matching kitchen and tiled flooring. The utility gives access to large walk in storage cupboard and rear facing upvc external door leading to rear garden. Front facing master bedroom with bay style window formation, fitted mirrored wardrobes and carpet. Side facing en suite comprising low flush wc, wash hand basin, walk in shower, fully tiled walls and tiled flooring. Cloakroom wc comprising low flush wc, wash hand basin, fully tiled walls and tiled flooring.

Large upper landing leads to two bedrooms and large open space which has been prepared for home cinema/games area with front facing window formation. Bedroom two is of generous proportions with front and rear facing window formations. Bedroom three is rear facing with fitted mirrored wardrobes. Rear facing family bathroom comprising low flush wc, wash hand basin, bath, tv, fully tiled walls, tiled flooring and rear facing velux window.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative mono block and astro turf lawn. Generous mono block driveway to side providing ample off street parking for several vehicles. Driveway leads to detached double garage with automatic roller door. Garage has been converted to the rear with utility space providing work surface, base and wall mounted units, laminated flooring and gives access to side facing upvc door giving access to rear garden and carpeted staircase with decorative timber balustrade leading to upper level. Upper level with laminated flooring, front facing window, rear facing fully glazed door opening onto large balcony with glazed balustrade. The space is currently used as beauty room but could be home office/den. Large rear garden has been fully landscaped incorporating large tiled patios, astro turf lawn, large water feature and raised decorative borders with feature planting and lighting. The rear garden is fully enclosed via timber fencing.



Offers Over £349,000