





Shotts

35 Tulloch Road Shotts ML7 5LD

Independent Estates



Directions

Entering Shotts from Allanton take first right at Stane corner, then fourth left into Springhill Road. Continue to the top of the hill and take last turn on your left into Tulloch Road. The property is situated on your left hand side identified by our for sale sign.

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	4.64m x 1.83m	Lounge	4.57m x 3.29m
Dining/Kitchen	5.29m x 2.33m	Upper Landing	4.57m x 1.89m
Bedroom One	3.37m x 3.07m	Bedroom Two	3.84m x 3.34m
Bathroom	2.34m x 1.85m	Loft Room	4.97m x 4.93m

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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Situated in the popular town of Shotts with all its amenities and transport services. Tulloch Road provides easy access for commuting both to Glasgow and Edinburgh via motorway and transport services.

Independent Estates are delighted to welcome to the market this immaculately presented end terraced villa. The property has been upgraded by current vendors both internally and externally, offering walk in accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert leading to entrance hallway with two fitted storage cupboards and laminated flooring. Hallway leads to lounge and carpeted staircase with decorative timber balustrade. Front facing spacious lounge with fitted laminated flooring. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, vinyl flooring, electric oven, hob and dining area. The kitchen gives access to rear garden via upvc door with glass insert.

Carpeted upper landing gives access to two double bedrooms and family bathroom while second staircase leads to floored loft space (currently used at Bedroom Three). Bedroom one is rear facing with laminated flooring. Bedroom two is front facing with carpet. Rear facing bathroom comprising low flush wc, wash hand basin with vanity unit, bath, shower (over bath), partially tiled walls, heated towel rail and tiled flooring. Second carpeted staircase gives access to floored loft space with fitted carpet and rear facing velux skylight.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn to decorative mono block providing off street parking for several cars and timber fencing. Rear south facing garden boasts faux lawn area, decorative paving and timber fencing. Side garden is again mainly laid to decorative paving with timber garden shed and fencing.



Offers Over £118,000