





Shotts

9 Quoter Way Shotts ML7 5TZ

Independent Estates



Offices

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Directions

On leaving Newmains (A71) continue down the A71 through Allanton continue onto the dual 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 second exit. At second roundabout take second exit onto Herbison Crescent. Take your first right and the property is situated on your right 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

Hallway	3.06m x 1.14m	Entry	1.25m x 0.94m
Kitchen	6.42m x 3.17m	Living Room	5.76m x 3.70m
Utility Room	3.16m x 1.59m	Dining Area	3.66m x 3.20m
Garage	5.18m x 4.54m	WC	1.83m x 1.04m
En-Suite	1.96m x 1.37m	Master Bedroom	9.87m x 3.24m
Bedroom Three	3.40m x 3.27m	Bedroom Two	3.76m x 3.42m
Bathroom	3.69m x 1.79m	Bedroom Four	3.66m x 2.73m

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.

Quoiter Way provides easy access to local amenities including primary and secondary schooling. Excellent transport links including bus, rail and road. The property also offers easy access to the M8 and M74 motorway networks.

Independent Estates are proud to welcome to the market the opportunity to purchase this detached, executive family home. The property has been upgraded with high quality finishes and materials throughout. The internal layout has also been changed by the current vendor, providing bright and beautifully proportioned accommodation over two levels. Located in quiet child friendly cul de sac within a highly sought after area in popular new development. Accommodation comprising: Entrance to property via front facing upvc door with glazed insert. Gives access to entrance vestibule with tiled flooring and storage cupboard. Reception hallway with tiled flooring gives access to lounge, dining kitchen, cloakroom wc and carpeted staircase with decorative balustrade. Generous front facing lounge with bay style window formation and tiled flooring. Lounge opens into formal dining/kitchen via French doors again with tiled flooring. Large family dining kitchen with dining area giving access to rear garden via French doors. Fully appointed contemporary kitchen comprising range of base and wall mounted units, ample solid quartz work surfaces, integral electric oven, microwave, dishwasher, gas hob and extraction. Kitchen area gives access to side facing utility room with plumbing for washing machine, fitted storage, work surfaces and half glazed exterior door. Utility gives access to large integral garage with electricity, lighting and automatic roller door. Cloakroom wc comprising low flush wc, wash hand basin with vanity, tiled walls and tiled flooring.

Grand upper landing with front facing window gives access to four bedrooms, family bathroom, storage and loft hatch. Master bedroom suite offers large bespoke dressing area to the rear with custom fit furnishing and storage offering an abundance of storage with vinyl flooring. Generous main bedroom area is front facing. Side facing master en suite comprising low flush wc, wash hand basin with vanity, shower cubicle, fully tiled walls and tiled flooring. Bedroom two is rear facing with fitted mirrored wardrobes and vinyl flooring. Bedroom two offers Jack n Jill access to main bathroom. Bedroom three is front facing with three window formation and vinyl flooring (currently home office). Bedroom four is rear facing with vinyl flooring. Side facing family bathroom comprising low flush wc, wash hand basin with vanity, bath, double shower cubicle, fully tiled walls and tiled flooring.

The property boast full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative planting and large mono block driveway. Rear garden has been professionally landscaped providing large paved patio entertaining areas, decorative raised flowerbeds and timber boundary fencing. Large garden cabin is located to side of property currently housing hot tub (available by separate negotiation).



Offers Over £314,995