







**Shotts**

Caledonia Road, Shotts, ML7 4DU

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, entering Shotts travel through the roundabout continue on to Station Road proceed to top of hill past the Station Hotel on your right and take the second turn on your right into Dyfrig Street. Take your second left onto Caledonia Road and the property is on your left hand side.

## 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	1.31m x 1.22m	Hallway	4.13m x 2.00m
Livingroom	4.92m x 4.09m	Kitchen	3.48m x 2.85m
Pantry	2.27m x 1.59m	Bedroom One	3.64m x 2.43m
WC	1.48m x 0.97m	Bedroom Two	5.00m x 3.05m
Bedroom Three	3.51m x 2.91m	Shower Room	2.86m x 1.58m
Attic	7.08m x 2.35m		

## 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)

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Independent Estates are delighted to welcome this deceptively spacious semi detached villa. The property is situated within easy reach of local amenities including supermarkets, local independent retailers, health and leisure facilities. Excellent links for commuting via bus and five minute walk to train station. M8 motorway network is only a ten minute drive away and provides easy access to Glasgow/Edinburgh and central belt.

Accommodation comprises: Entrance to property via side facing upvc door giving access to entrance vestibule with laminated flooring. Vestibule leads to reception hallway with laminated flooring and gives access to lounge, kitchen, bedroom and carpeted staircase. Generous front and rear facing lounge with feature fireplace incorporating electric fire and laminated flooring. Side facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric cooker, alcove recess and rear facing half glazed upvc exterior door leading to rear vestibule and pantry. Rear vestibule benefits from two half glazed upvc exterior doors positioned at either side leading to driveway and patio. Generous pantry and store with power and lighting. Front facing bedroom one with laminated flooring and wc ensuite. Ensuite comprising low flush wc, wash hand basin and vinyl flooring.

Side facing carpeted upper landing leads to two double bedrooms, shower room, fitted storage cupboard and loft access. Bedroom two boasts front and rear facing windows, fitted storage and carpet. Bedroom three is rear facing with laminated flooring and storage. Rear facing shower room comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and tiled flooring.

The property benefits from full gas central heating, partial double glazing (new units to rear of property) and fully floored loft with lighting and electricity. Front garden is mainly laid to decorative gravel with timber fencing. Large tarmac driveway to side provides ample of street parking. Extensive rear garden is mainly laid to lawn with decorative planted borders, paved patio, timber garden shed and timber fencing.

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



**Offers Over £138,000**