





Shotts

Southfield Road, Shotts, ML7 5LT

Independent Estates



Offices

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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. Continue along this road and straight through roundabout. Take first right onto Cemetery Road then first left into Southfield Avenue. The property is situated on your left via entrance lane.

Viewing

Strictly by appointments 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

WC	1.78m x 1.40m
Kitchen	4.33m x 3.15m
Utility	2.75m x 2.35m
En-Suite	2.76m x 2.01m
Bedroom Two	4.61m x 3.31m
Bedroom Four	4.76m x 3.12m
Garage	5.67m x 5.06m

Hallway	5.88m x 1.48m
Livingroom	5.60m x 4.40m
Dining Area	4.52m x 4.36m
Master Bedroom	4.05m x 3.18m
Home Cinema Area	6.99m x 4.54m
Bedroom Three	4.53m x 3.34m
Bathroom	3.04m x 2.48m

Southfield Road is situated within easy reach of local amenities including supermarkets, local independent retailers, health and leisure facilities. Excellent transport links for commuting via bus and train station, M8 motorway network is only a ten minute drive away and provides easy access to Glasgow/Edinburgh and central belt.

Independent Estates are proud to welcome to the market this magnificent opportunity to purchase this detached executive family villa. Providing bright, contemporary designed and beautifully proportioned accommodation over two levels. Located in a highly sought after area within small private development. The property also benefits from off road parking, double garage (with floored loft), summer house and generous garden. Accommodation comprising: Entrance to property via front facing upvc door with glass insert leading to reception hallway. Hallway with vaulted ceiling and tiled flooring gives access to formal lounge, dining kitchen, master bedroom 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 tiled flooring. Contemporary fully fitted kitchen comprising range of base and wall mounted units, ample worksurfaces including family breakfasting bar, integral appliances including fridge freezer, dishwasher, triple electric ovens, hob extractor, feature lighting and tiled flooring. Large formal dining space with rear facing patio doors and side facing window formations. 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 tiled flooring. 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 three double bedrooms and large open space which has been prepared for home cinema/sitting room with front and side facing window formations and fitted carpet. Bedroom two with front facing window formation, fitted wardrobes and laminated flooring. Bedroom three is rear facing with fitted wardrobes and laminated flooring. Bedroom four is rear and side facing with fitted wardrobes and laminated flooring. Rear facing family bathroom comprising low flush wc, wash hand basin, double end bath, fully tiled walls, tiled flooring and feature lighting.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative gravel with faux lawns and enclosed via timber fencing. Generous tarmac driveway to side providing ample off street parking for several vehicles. Large drive leads to detached double garage with automatic roller door, lighting, electricity, floored loft and side pedestrian access. Private rear garden is mainly laid to decorative paving, faux lawn and raised composite decking area. The garden further boasts large summer house/games room with double glazing, electricity and lighting. The rear garden is fully enclosed via timber fencing.

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



Offers Over £359,000