





Shotts

Burnbrae Road Shotts ML7 5ED

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. Just as entering Shotts the property is situated on your left, set back from road and 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	4.93m x 1.47m	Livingroom	5.05m x 3.86m
Kitchen Dining	5.49m x 3.79m	Utility	2.14m x 1.60m
Bedroom One	3.90m x 3.22m	En Suite	2.99m x 2.39
Bedroom Two	3.31m x 2.72m	Bedroom Three	3.78m x 2.59m
Bathroom	2.69m x 1.69m	Garage	5.06m x 3.78m

Independent Estates are delighted to welcome to the open market, this immaculately presented both internally and externally extended detached bungalow. Situated within private position enjoying countryside views yet 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 comprising: Entrance to property via front facing upvc door with glass insert giving access to reception hallway. Spacious hallway leads to lounge, dining kitchen, family bathroom and three double bedrooms. Spacious lounge with front facing picture window formation, decorative fireplace incorporating living flame gas fire and fitted carpet. Rear facing dining kitchen comprising range of base and wall mounted units, ample work surfaces, breakfasting bar, partially tiled walls, laminated flooring, integral fridge freezer, double electric oven, hob and extractor. The dining area benefits from rear facing patio doors opening out into rear garden. Kitchen gives access to side utility porch with side facing window, fitted storage and counter. From here a upvc front facing exterior door gives access to side garden.

Central hallway with fitted carpet leads to three double bedrooms. Bedroom one is front facing with fitted mirrored wardrobes and carpet. Generous master en suite comprising low flush wc, wash hand basin with vanity, walk in double shower cubicle, fully tiled walls, laminated flooring and skylight window. Bedroom two is front facing with fitted mirrored wardrobes and carpet. Bedroom three is rear facing with fitted mirrored wardrobes and carpet. Rear facing family bathroom comprising three piece suite including low flush wc, wash hand basin with vanity, bath, shower (over bath), fully tiled walls and tiled flooring.

The property benefits from full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative planting, mono block driveway providing ample parking and brick boundary wall. Side garden is mainly laid to decorative paving and gravel, decorative planting and timber fencing. Rear garden is again mainly laid to decorative paving with gravel driveway leading to detached single garage/workshop and timber shed. The rear garden is enclosed via timber fencing with double wrought iron gates.



Offers Over £265,000