







# Shotts

Herbison Crescent, Shotts, ML7 5UD

Independent Estates





### 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)

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.

### 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. At roundabout take the fist exit. At second roundabout take third exit onto Herbison Crescent. The property is situated on your left 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

WC	2.42m x 0.91m	Hallway	5.01m x 0.88m
Kitchen	5.69m x 2.85m	Lounge	4.48m x 3.62m
En-Suite	2.67m 1.41m	Master Bedroom	3.62m x 3.12m
Bedroom Three	3.34m x 1.42m	Bedroom Two	3.04m x 2.73m
		Bathroom	2.51m x 2.00m



Independent Estates are proud to welcome to the market this magnificent opportunity to purchase this detached, executive family villa. Providing bright and beautifully proportioned accommodation over two levels located in sought after new development. The property 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.

Accommodation comprises: Entrance to property via front facing upvc door with glass insert. Leads to entrance hallway with tiled flooring. Hallway gives access to lounge, dining kitchen, cloakroom wc and carpeted staircase with decorative balustrade. Bright front facing lounge with laminated flooring. Generous rear facing dining kitchen comprising range of contemporary base and wall units, ample work surfaces and integral appliances and feature lighting patio door from dining are gives access to rear garden. Side facing shower room comprising low flush wc, wash hand basin, shower cubicle, heated towel rail, partially tiled walls and tiled flooring.

Carpeted upper landing leads to three bedrooms, family bathroom and access to loft hatch. Bedroom one is rear facing with fitted carpet. Master en-suite is side facing comprising low flush wc, wash hand basin, shower cubicle with power shower, partially tiled walls, heated towel rail, and tiled flooring. Bedroom two is front facing with fitted wardrobes and carpet. Bedroom three is again rear facing with fitted wardrobes and carpet (currently utilised as dressing room). Front facing family bathroom comprising low flush wc, wash hand basin, bath, partially tiled walls, heated towel rail and tiled flooring.

The property benefits from full gas central heating and double glazing throughout. Front garden is mainly laid to decorative mono block, paving, faux lawn and gravel. Mono block driveway leads to double timber gates giving access to rear garden. Rear garden is laid to decorative paving with external entertaining gazebo providing all weather space incorporating lighting and heaters. The rear garden is full enclosed via six foot timber fencing.

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



**Offers Over £234,000**