







**Shotts**

Herbison Crescent, Shotts, ML7 5UD

Independent Estates





## Directions

On leaving Newmains (A71) continue down the A71 through Allanton continue onto the duel carriage way approximately 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 first exit. At second roundabout take second exit onto Herbison Crescent. The property is situated on your right 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

		Lounge	5.17m x 3.80m
Kitchen/Dining	4.77m x 2.75m	Shower Room	3.02m x 0.90m
Hallway	1.52m x 1.15m	Master Bedroom	3.10m x 2.81m
En suite	2.59m x 1.57m	Bedroom Two	3.37m x 2.49m
Bedroom Three	3.04m x 2.18m	Family Bathroom	2.49m x 1.89m

## 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 present to the market this three bedroom semi detached villa which is situated within the Herbison Crescent development in popular Shotts locale. Herbison Crescent is situated within easy access to local amenities including primary and secondary schools, health and leisure facilities, local supermarket and independent retailers. The property also gives easy access to transport links for commuting via bus and train, the M8 motorway network is only a ten minute drive away which gives easy access to Glasgow/Edinburgh and the central belt.

The property is immaculately presented both internally and externally with accommodation arranged over two levels comprising: Entrance to the property via front facing upvc door with glass insert which gives access to entrance hallway with laminated flooring. Entrance hallway gives access to lounge and downstairs shower room. Bright and airy front facing lounge with large storage cupboard, laminated flooring and access to carpeted staircase with decorative balustrade. Spacious rear facing dining kitchen comprising range of contemporary base and wall mounted units, solid quartz work surfaces, gas hob, integral appliances, tiled flooring, feature lighting and French doors providing access to the rear garden. Front facing shower room comprising low flush wc, wash hand basin, double shower cubicle, partially tiled walls, tiled flooring and heated towel rail.

Carpeted upper landing leads to three bedrooms, family bathroom and loft hatch access. Master bedroom is rear facing with fitted mirrored wardrobes and carpet. Master en-suite is rear facing comprising low flush wc, wash hand basin, double shower cubicle, partially tiled walls, tiled flooring and heated towel rail. Bedroom two is front facing with fitted mirrored wardrobes and carpet. Bedroom three is front facing with fitted carpet. The family bathroom is side facing comprising low flush wc, wash hand basin with vanity, bath, partially tiled walls, tiled flooring and heated towel rail.

The property benefits from full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with mono block driveway and paved pathway. The rear garden is fully enclosed and features paved patio area, faux lawn, decorative timber deck patio and metal garden storage shed.

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



**Offers Over £198,000**